



## Ifield Road, Chelsea, SW10

£1,095,000

|               |                            |
|---------------|----------------------------|
| Bedrooms      | 3                          |
| Bathrooms     | 2                          |
| Surface       | 938 sqft                   |
| Tenure        | Freehold                   |
| Outdoor Space | Terrace                    |
| Parking       | Residents Permit           |
| Council Tax   | Council Tax Band: F (RBKC) |

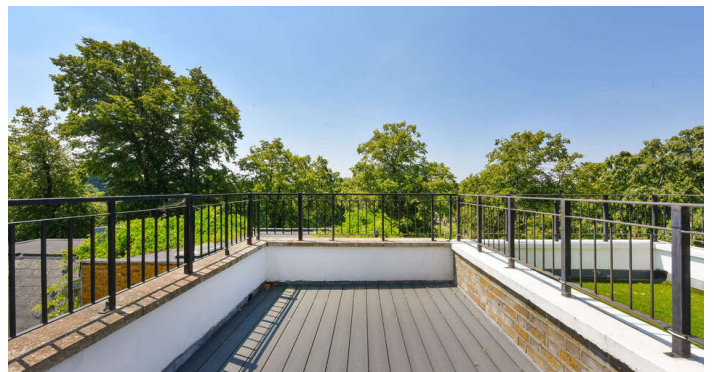
### SUPERB 3 BEDROOM MAISONETTE WITH PRIVATE TERRACE.

An immaculately presented duplex maisonette with a private west-facing terrace, occupying the upper floors of an elegant period conversion on sought-after Ifield Road. Renovated to an exceptional standard in 2021, the apartment offers two generous bedrooms together with a versatile study/occasional third bedroom, ideal for home working.

The generous 2nd floor reception room with wood flooring benefits from plenty of light thanks to 2 large original sash windows. **The principal bedroom situated on the 3rd floor and has air conditioning.** The 3rd bedroom also on the 3rd floor is currently arranged in a home office/study. There are 2 marble bathrooms: a guest cloakroom/shower room on the 2nd floor and a family bathroom on the 3rd floor adjacent the principal bedroom. There is a west-facing decked private terrace at the rear of the apartment overlooking greenery and ancient tree tops.

#### Features

first floor entrance, reception/dining room, fully fitted modern open plan kitchen, 2 double bedrooms, study/occasional 3rd bedroom, family bathroom, shower room, west facing terrace





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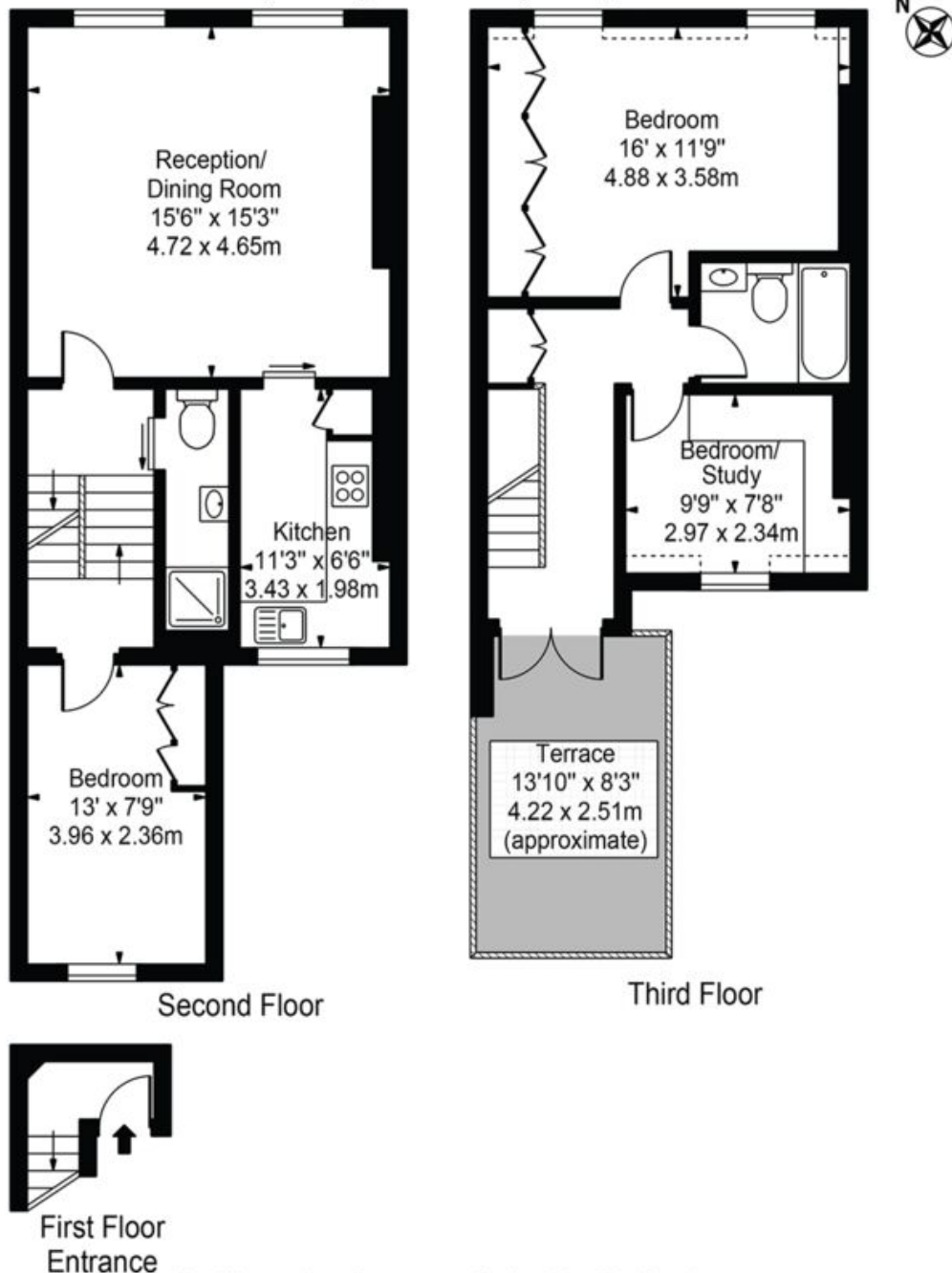
## Ifield Road

Approx. Total Internal Area 938 Sq Ft - 87.14 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 928 Sq Ft - 86.21 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |         |                                                | (92-100) <b>A</b>                                               |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |         | 81                                             | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            | 53      |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|                                             |         |                                                | 0                                                               |
|                                             |         |                                                | 0                                                               |

England & Wales

EU Directive 2002/91/EC



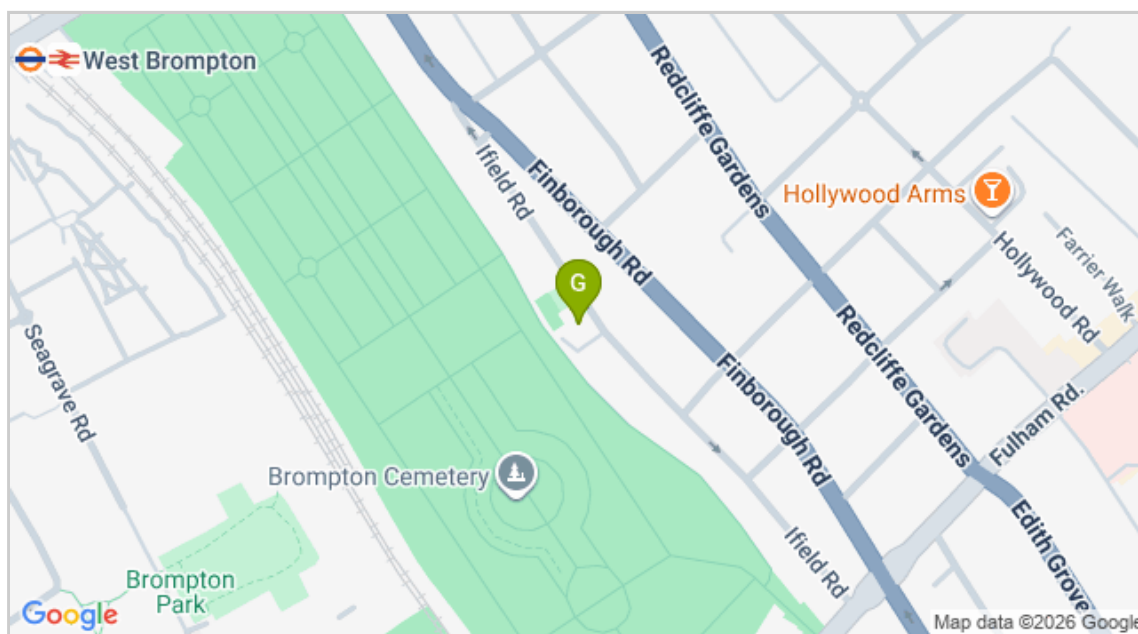
England & Wales

EU Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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