



CHATTERTON | REES



71 Ifield Road, London, SW10 9AU

**£1,950,000**

Situated just off Chelsea's Fulham Road we are proud to bring to market this beautiful 3 bedroom 2 bathroom maisonette on this pretty, tree lined street. The property is in lovely condition and benefits a private walled garden which is a real sun trap. With its own front door and wooden floors you can tell this property has been well looked after by its current owner.

Located within walking distance of the Kings Road you have everything you need on your doorstep.



# Floor Plan

Ifield Road



APPROX. GROSS INTERNAL FLOOR AREA 1513.40 SQ FT / 140.80 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 289.54 SQ FT / 26.90 SQM  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Photography and Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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