



CHATTERTON | REES



**1A Paultons Square, London, SW3 5AP**  
**Asking price £1,250,000**

A beautiful two bedroom garden flat in Chelsea, situated on a high sought after garden square address.

There are two good size double bedrooms, one has a large en suite bathroom with a further family bathroom. Both bathrooms have recently been refurbished.

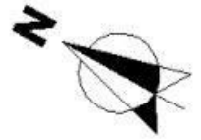
The living area is open plan to a quite newly installed kitchen with beautiful work surfaces and light fittings with French doors that lead out on to a great and private outside garden area, a real rarity to find in such a central part of Chelsea.

Located just off the Kings Road this property is ideally located within close proximity to the ever popular Ivy Restaurant and bars like Bluebird and Beaufort House.



# KINGS ROAD, SW3

Approximate Gross Internal Area 71 sq m / 764 sq ft



## 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                     |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>          |         |           |
| 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>  |         |           |
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