



CHATTERTON | REES



Flat 1, 16 Redcliffe Gardens

, London, SW10 9EX

£800,000



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# Flat 1, 16 Redcliffe Gardens



## Description

A beautifully presented garden flat on a pretty, tree-lined street in Chelsea. The property is arranged as a large one-bedroom apartment with a bright open-plan living room and kitchen to the rear, opening out onto a generous private garden.

The bedroom is a great size with built-in storage and an en suite bathroom. There's also a separate utility room tucked away in the vaults, a private entrance, and a guest WC, perfect for when entertaining.


An excellent entertaining space set within a charming period building, perfectly located just moments from the King's Road and Fulham Road, with plenty of shops, cafés, and restaurants nearby. Earl's Court station is also close, offering both District and Piccadilly Line connections.

- Garden Flat
- Circa 850sqft
- Excellent Condition
- One Bedroom
- Private Entrance
- Open Plan Living

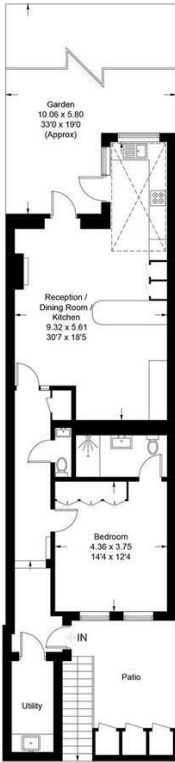





# Floor Plan



**Redcliffe Gardens SW10**



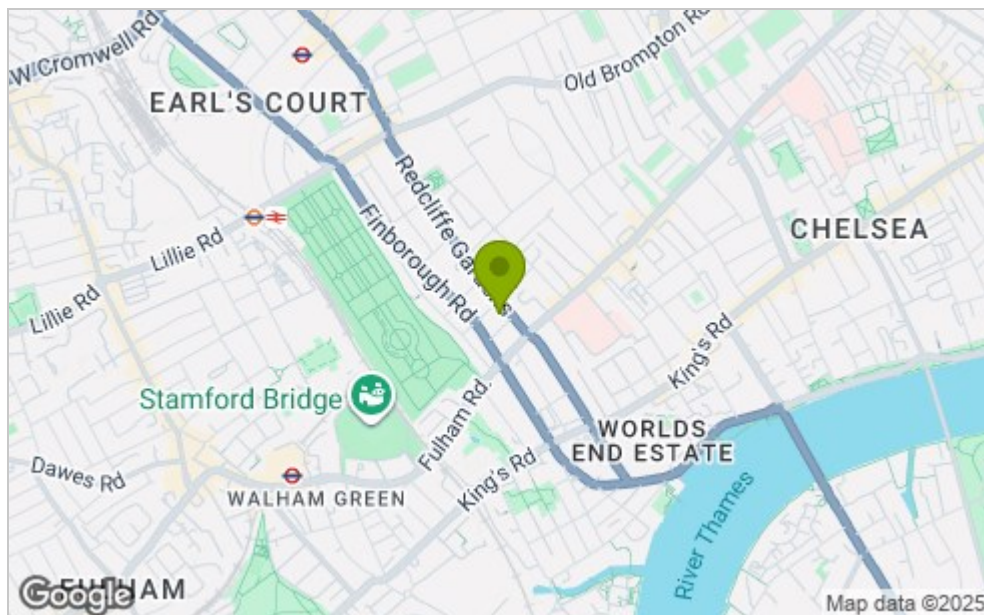
**Lower Ground Floor**



**CANTELL & CO**  
1 Bedroom Flat  
Approximate internal area:  
**844 ft<sup>2</sup> 78.4 m<sup>2</sup>**

While all floor plans are measured to RICS recommended standards using state of the art measurement tools which measure the main dimensions of each room to within a centimetre, the accuracy of the overall floor plan, its measurements, representation and area are to be taken as a guide only and Cantell&co retain no legal responsibility for their accuracy. All plans are supplied as an estimated guide only.

## Area Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	