



## Gunter Grove, West Chelsea, London, SW10

£1,450 per week\* / £6,283.33 per month – Furnished

A stylish three bedroom home spread over three floors, with superb private outdoor space.

3-4 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Garden | Balcony | Roof Terrace | Terraced House | 1,524 Approx sq ft | EPC: C

APPLICANT FEES MAY BE APPLICABLE  
HOLDING DEPOSIT OF 1 WEEK'S RENT  
SECURITY DEPOSIT OF 6 WEEKS' RENT

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## DESCRIPTION

This contemporary property offers wonderful living space with a double reception room and modern kitchen on the raised ground floor, leading out to the private garden. The first floor consists of a further reception room (that could also be used as a spacious bedroom) with West-facing floor-to-ceiling windows and balcony, double bedroom and bathroom with walk-in shower.

The second floor features a large master bedroom, family bathroom with free-standing bath and walk-in shower, and smaller third bedroom/dressing room.

The house offers further outside space with a rear terrace on the third half-landing and wonderful roof terrace accessed via a glass, remote control skylight.

The property is available from mid-February on a furnished basis.






## ACCOMMODATION

3-4 Bedrooms, 2 Reception Rooms,  
2 Bathrooms, Garden, Balcony, Roof  
Terrace, Terraced House, Furnished,  
1,524 Approx Sq ft

## COUNCIL TAX BAND

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



# GUNTER GROVE SW10

APPROX. GROSS INTERNAL AREA \*  
1547 Ft<sup>2</sup> - 143.79 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

\*Please note, rent cannot be paid on a weekly basis

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