



## Elm Park Gardens, West Chelsea, London, SW10

£1,211.54 per week\* / £5,250 per month – Unfurnished

An exceptional, fully renovated two double-bedroom apartment located on the first floor of this attractive period building.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | Balcony | Access to Communal Garden | First Floor Flat | 1,006 Approx sq ft | EPC: C

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

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## DESCRIPTION

The property is laterally arranged and is beautifully refurbished with bespoke joinery, high-end appliances and wooden flooring throughout.

Boasting a bright open-plan kitchen/reception room and two large double bedrooms, with the principal being en-suite and the second with excellent built-in storage. There is also a further family bathroom. Both bedrooms are quietly positioned to the rear of the flat overlooking the communal gardens, to which the flat has direct access from the building.

The property is available from the beginning of January on an unfurnished basis.



## ACCOMMODATION

2 Bedrooms, 1 Reception Room,  
2 Bathrooms, Balcony, First Floor,  
Access to Communal Garden,  
Unfurnished, 1,006 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>	69	81
(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, Scotland & Wales		EU Directive 2002/91/EC	

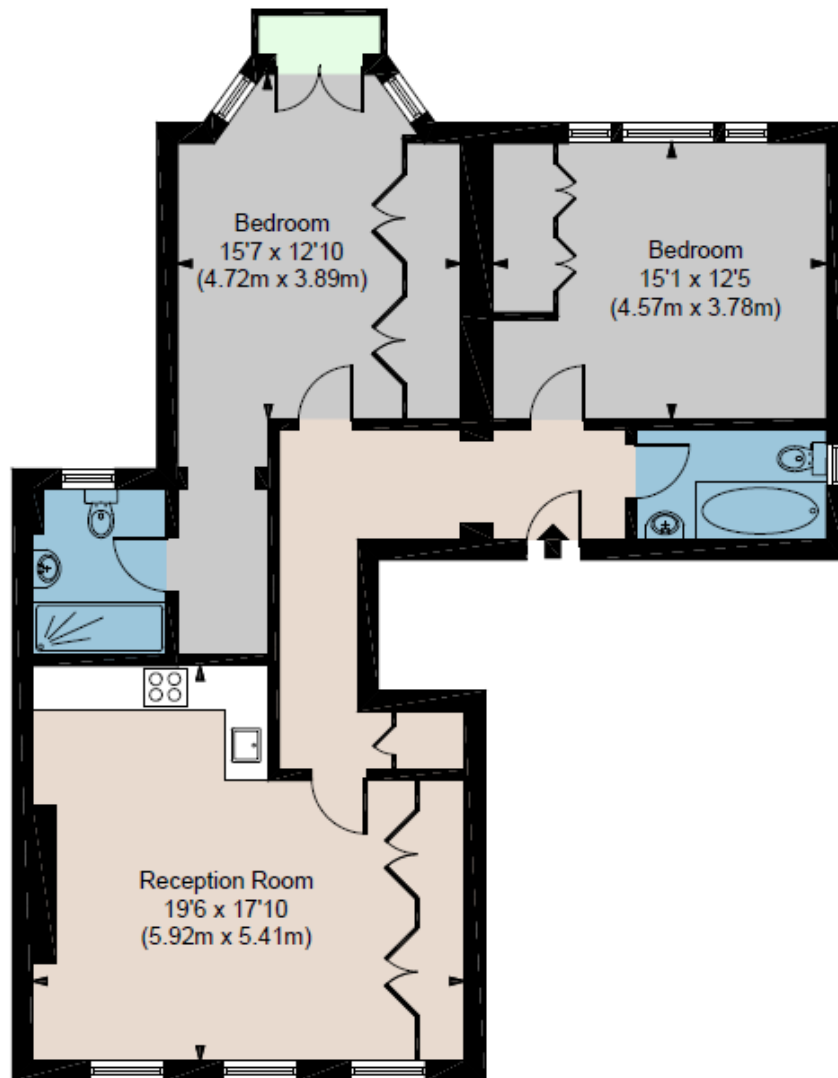


# ELM PARK GARDENS SW10

APPROX. GROSS INTERNAL AREA \*  
1006 Ft<sup>2</sup> - 93.4 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



FIRST FLOOR

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*

*\* FURNITURE IN IMAGES VIA CGI \**

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