

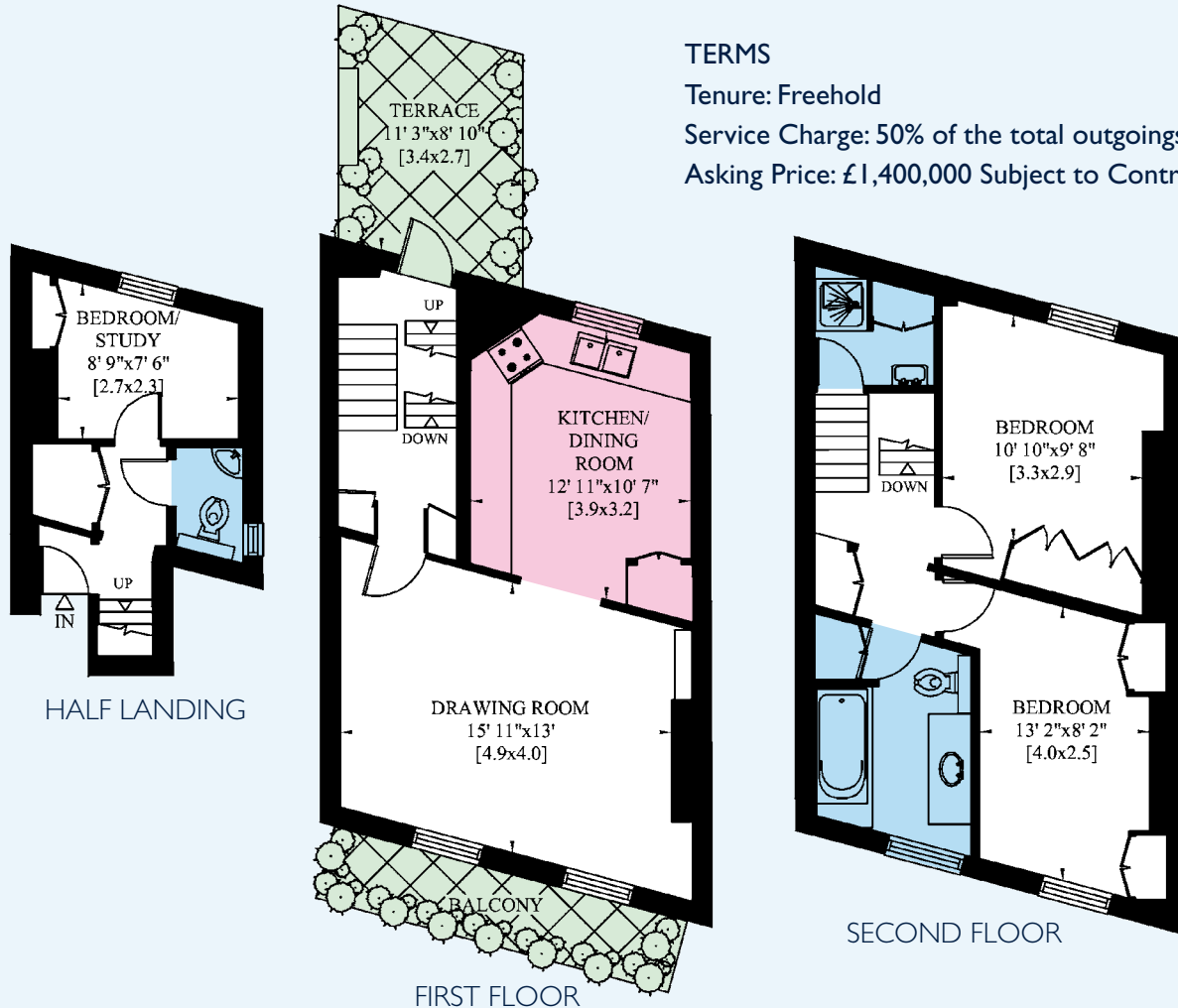
ONE 103 FLOOD STREET

LONDON SW3



An enchanting, wonderfully light two bedroom maisonette in the heart of Chelsea with a delightful terrace. The comfortable first floor drawing room has deep sash windows fronting on to an ornamental balcony and the good sized kitchen provides room in which to seat four to six people. The property is within very easy walking distance of the many amenities of the Kings Road to the North and the beautifully restored gardens of Battersea Park to the South. Needless to say there are excellent communications to all parts of London by road, bus, underground or the river bus from Cadogan Pier to the City.

Entrance (On first floor) ■ Drawing Room ■ Kitchen/Dining Room ■ Two Double Bedrooms ■ Bathroom ■ Shower Room ■ Study/Bedroom Three ■ Cloakroom ■ Terrace ■ Ornamental Balcony



TERMS

Tenure: Freehold

Service Charge: 50% of the total outgoings

Asking Price: £1,400,000 Subject to Contract

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential	Score	Current	Potential	Score
A	A	83	A	A	10
B	B	72	B	B	9
C	C	62	C	C	8
D	D	55	D	D	7
E	E	48	E	E	6
F	F	41	F	F	5
G	G	35	G	G	4

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