



# 109, Ifield Road

London, SW10

*Fantastic split-level two double bedroom flat in Chelsea with private outside space.*

*This impressive flat is located on a quiet street and comprises of two double bedrooms, one bathroom, kitchen and reception with a west facing balcony. Further benefits includes a long lease and being sold chain free.*

*The property is located close to the Fulham Road, and is therefore conveniently located for all the local amenities of Fulham Road itself and the busy bars, restaurants of the Hollywood Road. The nearest underground station is either Earls Court (Circle, District & Piccadilly lines) & Fulham Broadway (District line). Fulham Road is also well connected by bus to South Kensington and Knightsbridge.*

**Asking Price:** £650,000 Subject to Contract

**Tenure:** Leasehold (143yrs remaining)

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** D

**Service Charge:** TBC

**Ground Rent:** Peppercorn





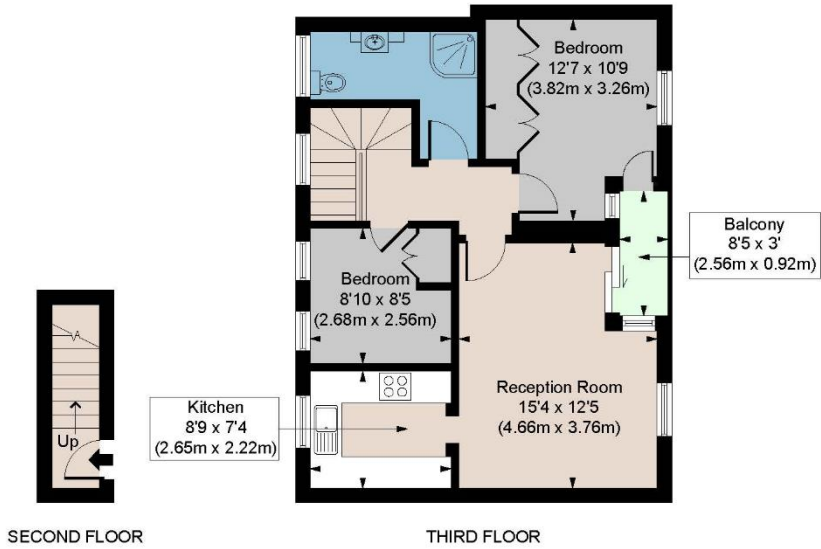
**Two double bedrooms | Leasehold | split – level | balcony**

# IFIELD ROAD SW10

APPROX. GROSS INTERNAL AREA \*  
625 Ft<sup>2</sup> - 58.11 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



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
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



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