

THE REDCLIFFE, REDCLIFFE ROAD, London, SW10

£1,846.15 pw



Full Description

Brand new three-bedroom duplex apartment arranged over the third and fourth floors (1,261 sq ft / 117.2 sq m), forming part of The Redcliffe, a newly and comprehensively refurbished collection of just ten apartments. Finished to a high specification and offered fully furnished, the apartment combines generous proportions, contemporary interiors and air conditioning throughout with the convenience of a modern development in an excellent SW10 location.

The apartment is arranged over two floors, with the three bedrooms and two bathrooms located on the third floor, and an impressive open-plan reception, dining and kitchen space occupying the entire fourth floor. The principal bedroom benefits from a luxurious en-suite bathroom featuring a freestanding bath and separate walk-in shower, while the two further bedrooms are served by a separate family bathroom.

The fourth floor provides an exceptional entertaining space, with a large open-plan reception, dining and kitchen area creating a bright and versatile living environment ideal for both relaxing and entertaining. A guest WC is conveniently located on this floor. Air conditioning throughout provides year-round comfort, while the apartment has been finished to a genuine new-development standard and is offered fully furnished.

The combination of generous living space, three bedrooms, luxurious bathroom accommodation, guest WC, air conditioning and a highly practical duplex layout makes this an excellent London home for a family, professional couple or relocating executive.

Redcliffe Road is approximately 100 yards from Fulham Road, with its cafés, restaurants, shops and everyday amenities within easy walking distance. King's Road is around half a mile away, while the nearby District line provides straightforward connections across London,

Features

- Three bedrooms
- Two bathrooms
- one en-suite
- Guest WC
- En-suite with freestanding bath and separate walk-in shower
- Air conditioning throughout
- Duplex apartment arranged over the third and fourth floors
- Large open-plan reception
- dining and kitchen space
- Fully furnished to a high specification

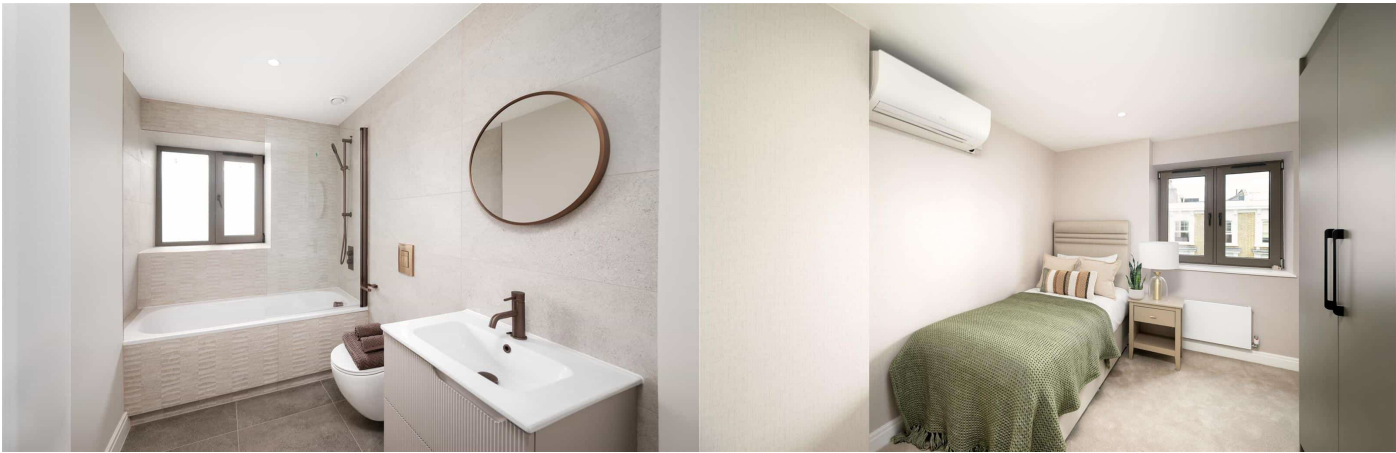
Contact Us

Plaza Estates

34 Beauchamp Place, London
SW3 1NU
T: 020 7596 6999
E: kb@plazaestates.co.uk

including practical access towards the City and Canary Wharf. For more information visit plazaestates.co.uk





Energy performance certificate (EPC)

55g, Redcliffe Road LONDON SW10 0NQ	Energy rating D	Valid until: 26 May 2036 Certificate number: 9488-7026-6285-5270-9280
---	---------------------------	--

Property type	Top-floor flat
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

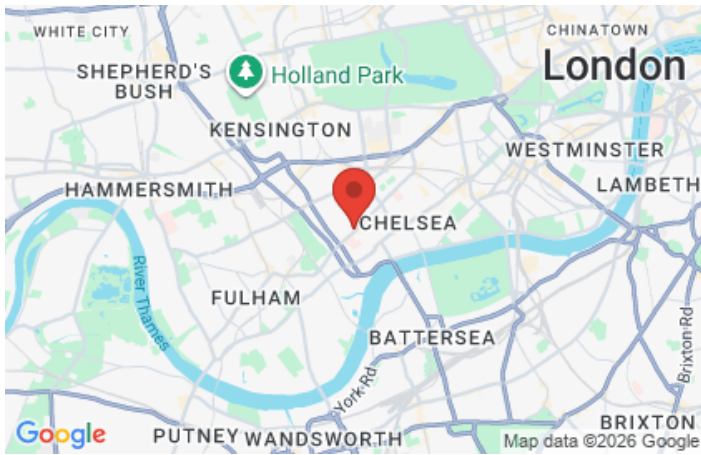
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

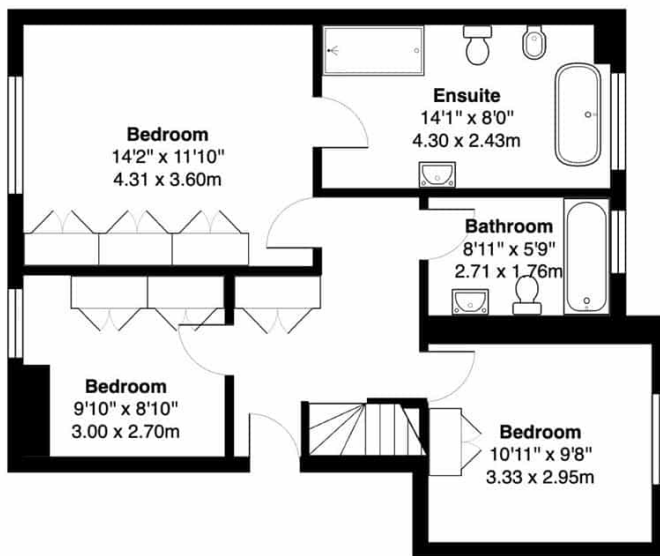
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

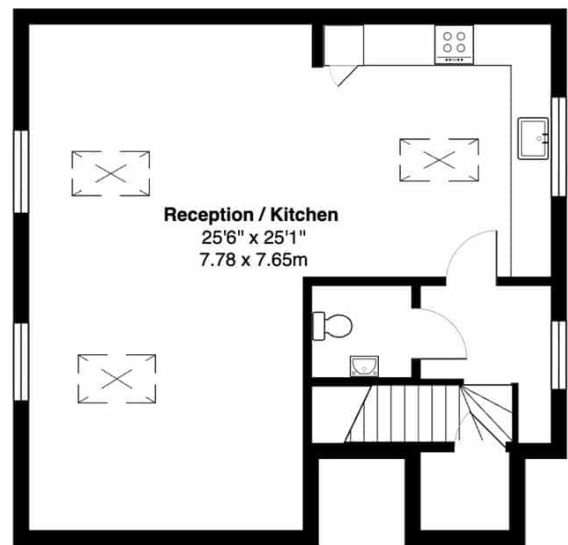
For properties in England and Wales:
the average energy rating is D
the average energy score is 60



Flat G, 55
Redcliffe Road SW10



3rd Floor



4th Floor

Total Gross Area: 1261 ft² ... 117.2 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice