



### Edith Grove Chelsea

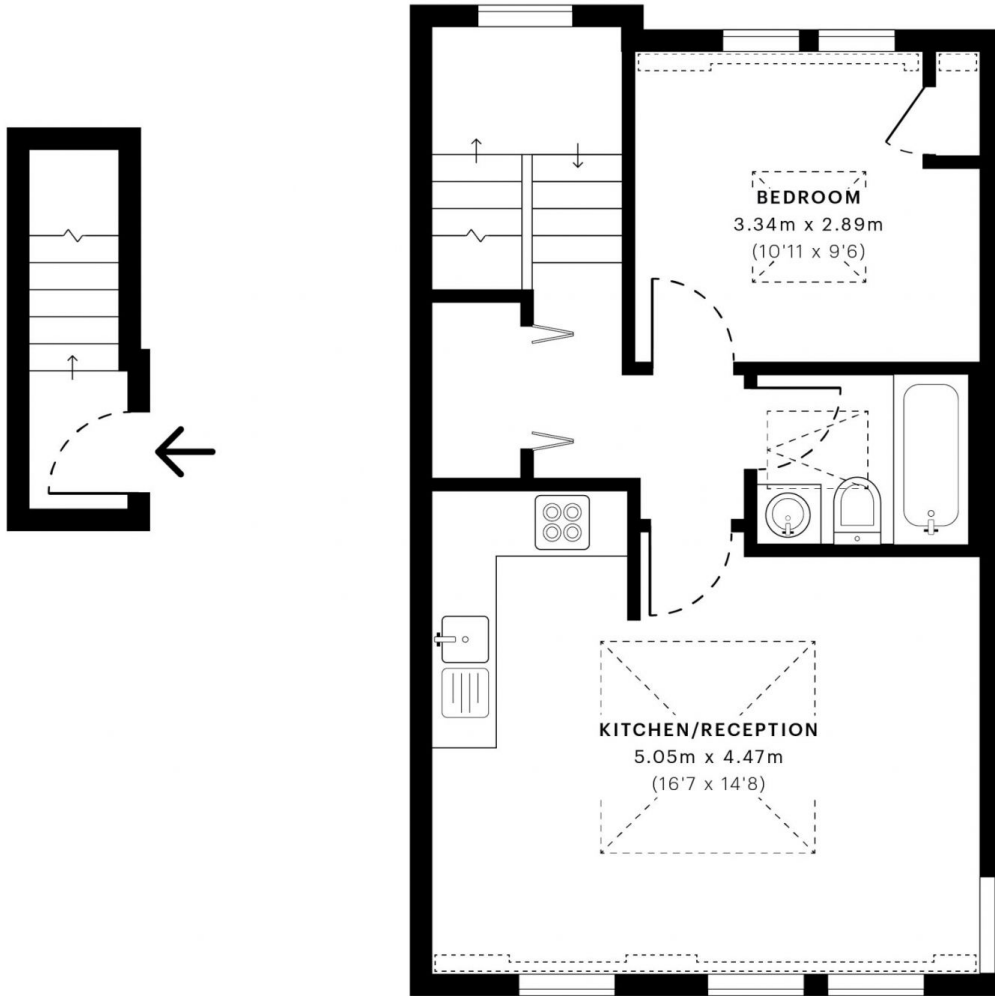
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A newly refurbished 3rd floor (no lift) one bedroom apartment just off the Kings Road and moments from the River. The property comprises one double bedroom, open-plan kitchen, reception room with vaulted ceiling including featured glass canopy and shower room. The property also benefits from wood flooring throughout and built in cupboards. Part Furnished, Available now. EPC Rating E. Council Tax Band E.

**Building Size** : 499 Sqft  
**View** : <https://www.rickmanproperties.com/7128018>



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— Second Floor

— Third Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
46.38 sqm / 499.23 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
40.60 sqm / 437.01 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
1.18 sqm / 12.70 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 42.61 sqm / 458.65 sqft  
IPMS 3C RESIDENTIAL 40.93 sqm / 440.57 sqft

SPEC ID 5faaa0d10242d20db057a5b4