

**House Less Basement  
First Street  
Chelsea  
SW3 2LB**



**£1,400 per week  
Unfurnished**

A fabulous upper part of a **STYLISH HOUSE** in one of Chelsea`s prettiest streets. The house is light and bright **WITH A MODERN CONTEMPORARY INTERIOR** over three floors, the ground, first and second floors.

First Street is one of a few very attractive and quiet streets that run between Walton Street and Milner Street in Chelsea. Knightsbridge, Sloane Square and South Kensington Underground Stations are within easy reach as are the designer shops, restaurants and bars of Brompton Cross.

- Double reception room
- Kitchen
- Bathroom
- Conservatory
- 3 bedrooms
- Shower room
- EER Band E

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In accordance with the Misdescriptions Act (1991), these details have been prepared as a guide only and are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of a fact. Any measurements or distances referred to herein are approximate only





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## First Street, SW3

Gross internal area (approx.)

108 Sq m (1162 Sq ft) Including Under 1.5m

107 Sq m (1153 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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## Tenancy Fees and charges:

- Tenancy Agreement charge: £210 inc VAT
- Reference charge: £36 inc VAT per person
- Guarantor charge: £36 inc VAT per guarantor
- Tenancy renewal fee: £108 inc VAT
- Inventory check in charge: Landlord pays.
- Inventory check out charge: From £100 (inclusive of VAT) but dependent on size, furnished or unfurnished, and condition.
- Deposit: Normally equivalent to 6 weeks rent.
- Pets: Typically would be subject to an additional 2 weeks rent for the deposit.
- Credit card charges: 3% for credit cards, no charge for debit cards.