

## **RUSSELL SIMPSON**

Three-bedroom Chelsea flat with  
spectacular roof terrace

ALSTON HOUSE  
CHELSEA SW3

# Alston House

£4,000,000

BEDROOMS 3	INTERNAL 1,935 SQ FT	OUTDOOR 361 SQ FT	COUNCIL RBKC
BATHROOMS 3	179 SQM	EPC B	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —



## The Property

Duplex flat close to the King's Road with a spacious reception room and stylish interiors

## Indoor Spaces

Entering the flat on the second floor, the front hall opens onto a double reception room occupying the entire level. This includes a seating area, a dining area, and an open-plan Bulhaup kitchen with a breakfast bar. The open layout, the triple aspect windows, and the building's height ensure this space is filled with light, while a Juliet-balcony faces south from the dining area.

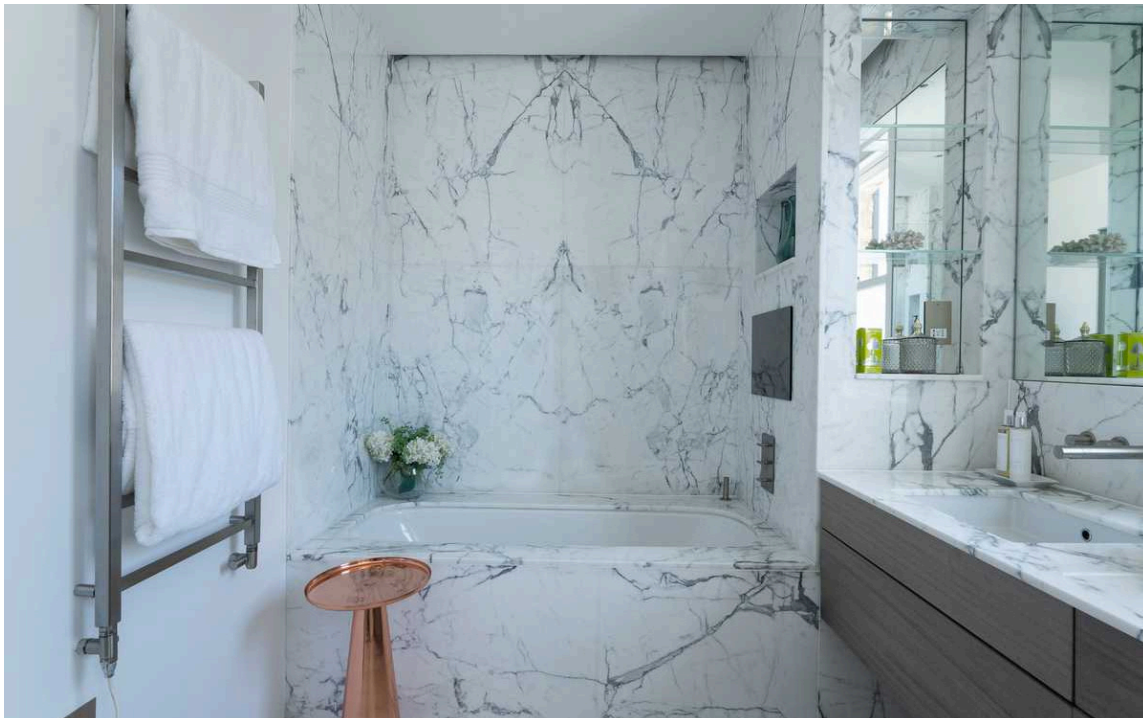






## The Bedrooms

The principal bedroom is on the third floor, with a well-proportioned ensuite bathroom, considerable storage space and another south-facing Juliet balcony. In addition, this floor contains two more bedrooms and two more bathrooms, both ensuite.





## The Design

The property is presented in very good condition. It benefits from air conditioning, double glazing, recessed radiators in places and high-quality wooden floors. It is decorated in a modern and minimal style, which adds to the sense of space.



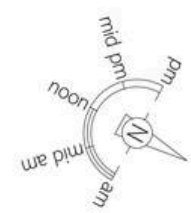


## The Neighbourhood & Outdoor Spaces

The flat includes a generous roof terrace on the fourth floor with enough space for outdoor dining. In addition, it enjoys beautiful open views along the gardens of Mallord Street.

Alston House is moments away from the King's Road, with its celebrated range of restaurants and shops. In addition, Sloane Square and South Kensington underground stations are both within walking distance. Old Church Street is the oldest street in Chelsea, running from the Chelsea Embankment to the Fulham Road. Over the years it has been home to numerous artists and architects, musicians and writers, with a unique mix of Georgian, Victorian and Modern architecture.





# Alston House SW3

**Approximate area**  
179.8 sq m / 1935 sq ft

**Including limited use area**  
(1.9 sq m / 20 sq ft)

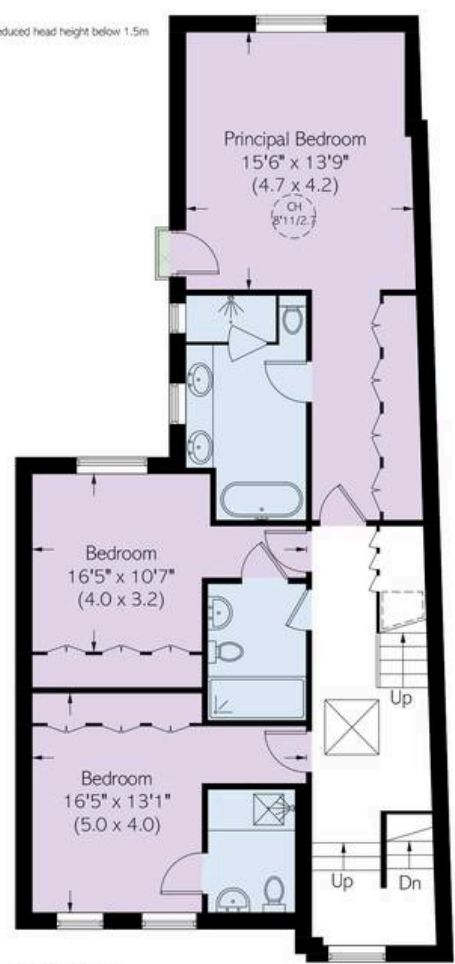
**Approximate external area**  
33.6 sq m / 362 sq ft

## RUSSELL SIMPSON

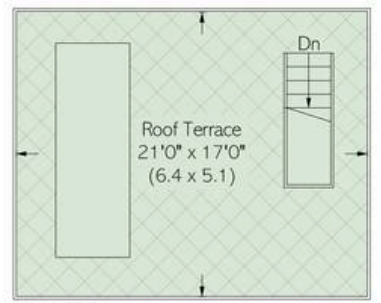


Second Floor

☐ = Reduced head height below 1.5m



Third Floor



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)