



RUSSELL SIMPSON

Duplex flat with south-west facing
garden moments away from the
King's Road

ALSTON HOUSE
CHELSEA SW3

Alston House

Sold

BEDROOMS 3	INTERNAL 1,987 SQ FT	OUTDOOR 55 SQ FT	COUNCIL —
BATHROOMS 3	184 SQM	EPC B	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Three bedroom flat with high ceilings, spacious rooms and a wraparound garden in the heart of old Chelsea



Indoor Spaces

Entering the flat on the ground floor, the front hall leads through to a spacious reception room with separate dining and seating areas. This communicates with an open-plan kitchen by Bulhaup, creating a seamless space that occupies the entire ground floor. What's more, high ceilings and a double aspect add to the sense of openness, while French doors at the far end of the kitchen open out onto the garden.

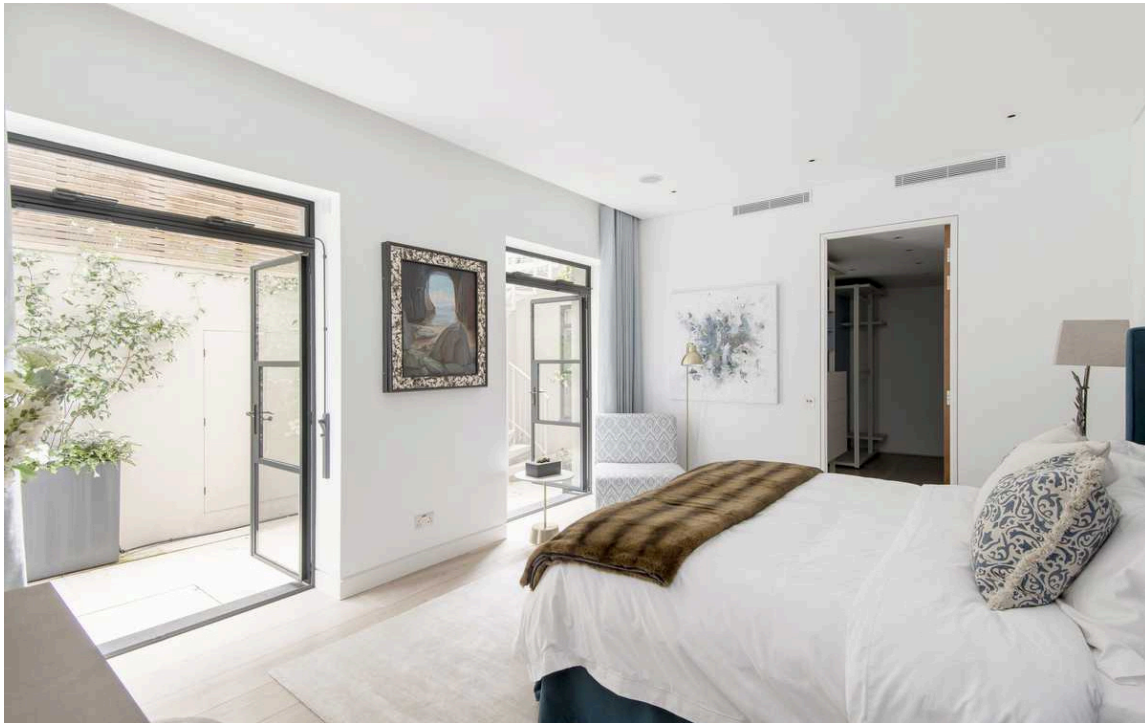
img 1

Reception

img 2

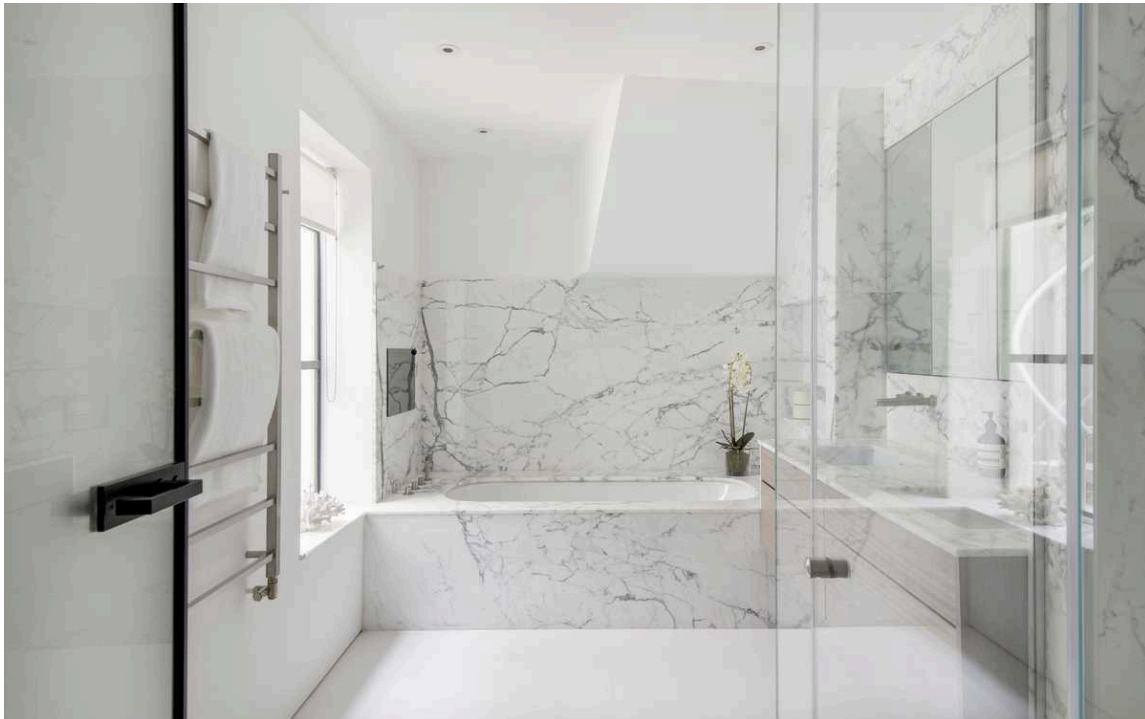
Kitchen





The Bedrooms

The lower ground floor includes a principal bedroom with a pair of French doors leading into the patio. The bedroom also has a walk-in wardrobe and a marble-decorated bathroom. In addition, this floor contains a second bedroom with an ensuite bathroom, and a third bedroom with a next-door bathroom and access to the patio. A utility room completes this floor.



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. The wraparound garden also brings extra light into the house.



Outdoor Spaces

The property includes a paved rear garden with planted borders and enough space for outdoor dining. In addition, there is a patio on the lower ground floor accessed via an outdoor spiral staircase. The garden faces south-west, meaning it enjoys light for much of the day.





The Neighbourhood

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
184.6 sq m / 1987 sq ft

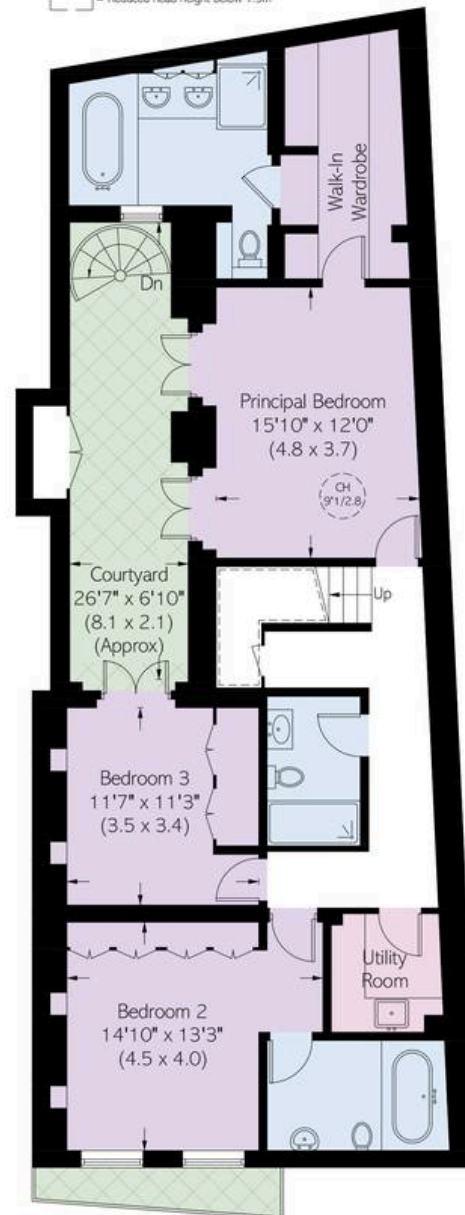
Including limited use area
(5.2 sq m / 56 sq ft)

Approximate external area
5.1 sq m / 55 sq ft

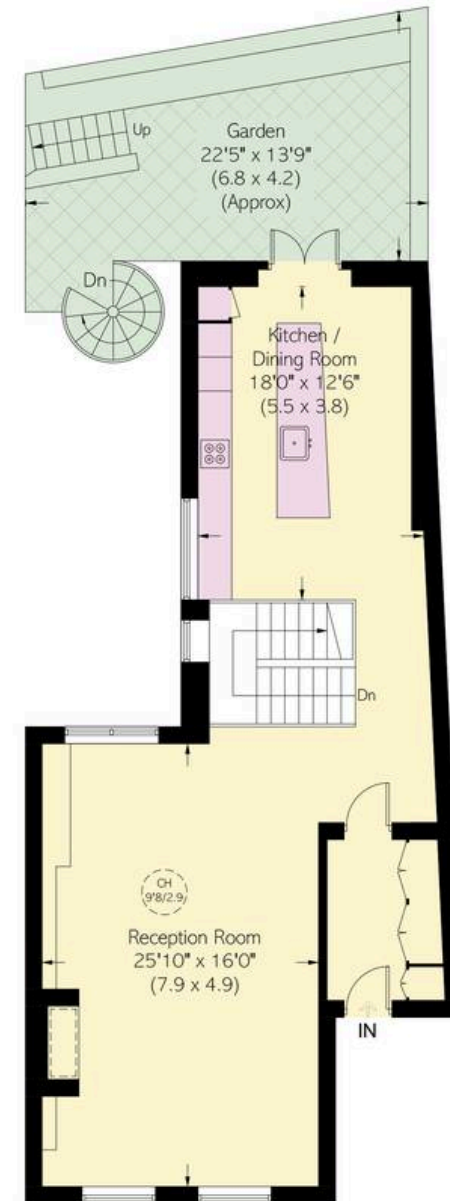
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making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

 = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor

**RUSSELL
SIMPSON**

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