



## **RUSSELL SIMPSON**

Two bedroom flat with a balcony in  
the heart of old Chelsea

ALSTON HOUSE  
CHELSEA SW3

# Alston House

# Sold

BEDROOMS 2	INTERNAL 894 SQ FT	OUTDOOR 13 SQ FT	COUNCIL —
BATHROOMS 2	83 SQM	EPC B	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 78 YEARS	GROUND RENT —	SERVICE CHARGE —

# The Property

Spacious flat with contemporary interiors and beautiful views close to the King's Road

Entering the flat on the first floor, a front hall connects the main rooms of the property. At the front is a well-proportioned reception room, with space for separate dining and seating areas.



## Indoor Spaces

Next door is a bedroom with an adjacent bathroom, and beyond that a fitted Bulhaup kitchen. 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 contemporary fashion to give a sense of space and calm.





## The Bedrooms

The principal bedroom occupies the far end of the property. This includes an ensuite bathroom and considerable storage space, as well as French doors opening out onto a balcony. The flat includes a south-west facing balcony that receives the afternoon sun, with open views along the gardens of Mallord Street.





## 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

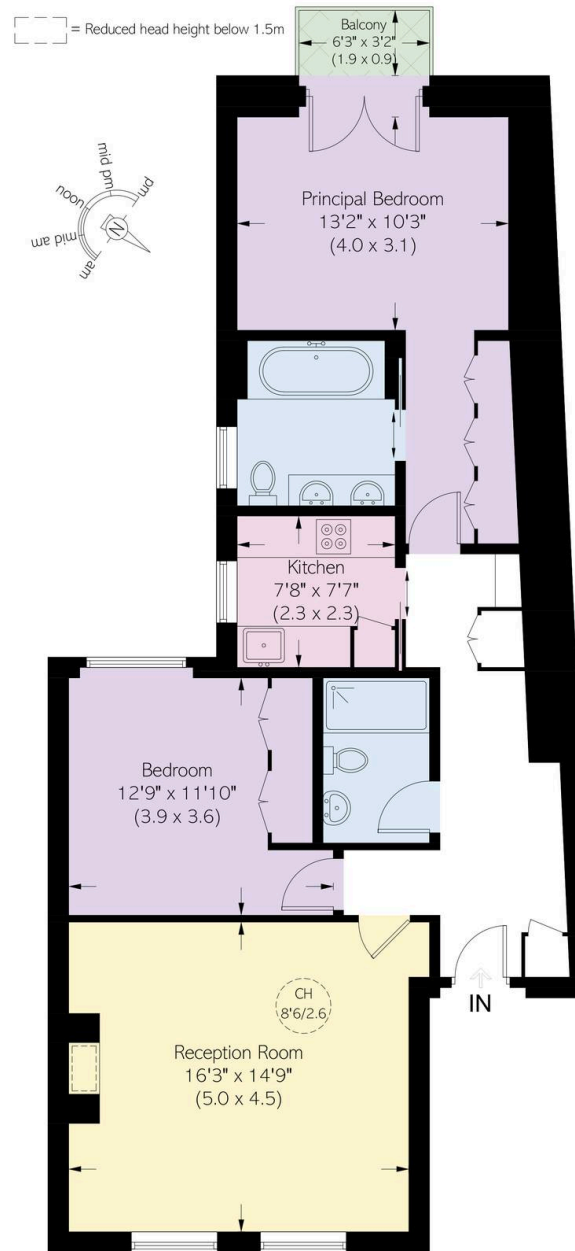
**Approximate area**  
83.1 sq m / 894 sq ft

**Including limited use area**  
(0.8 sq m / 8 sq ft)

**Approximate external area**  
1.3 sq m / 14 sq ft

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SIMPSON**

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.



First Floor

**RUSSELL  
SIMPSON**

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