

RUSSELL SIMPSON

A unique three-bedroom duplex
garden apartment

CATHCART ROAD
THE BOLTONS SW10

Cathcart Road

Sold

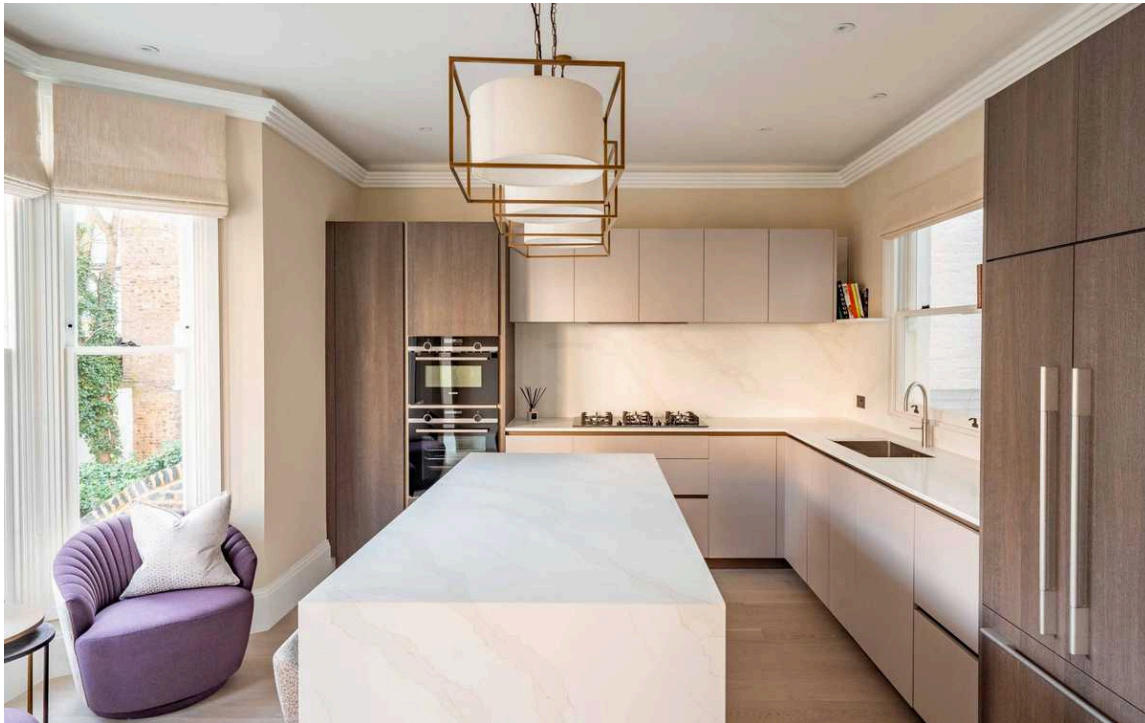
BEDROOMS 3	INTERNAL 1,895 SQ FT	OUTDOOR 831 SQ FT	COUNCIL —
BATHROOMS 3	176 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE £4,977 P/Y



The Property

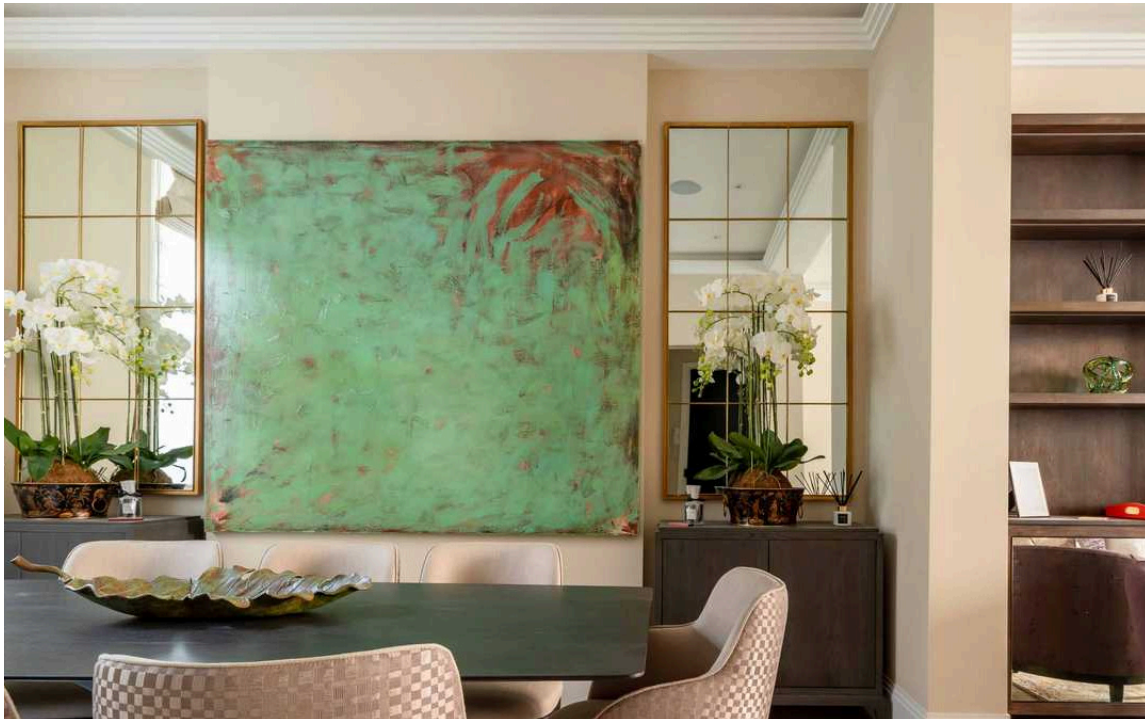
This property has been the subject of an extensive renovation, under the expert supervision and project management of renowned designers, Wilben.

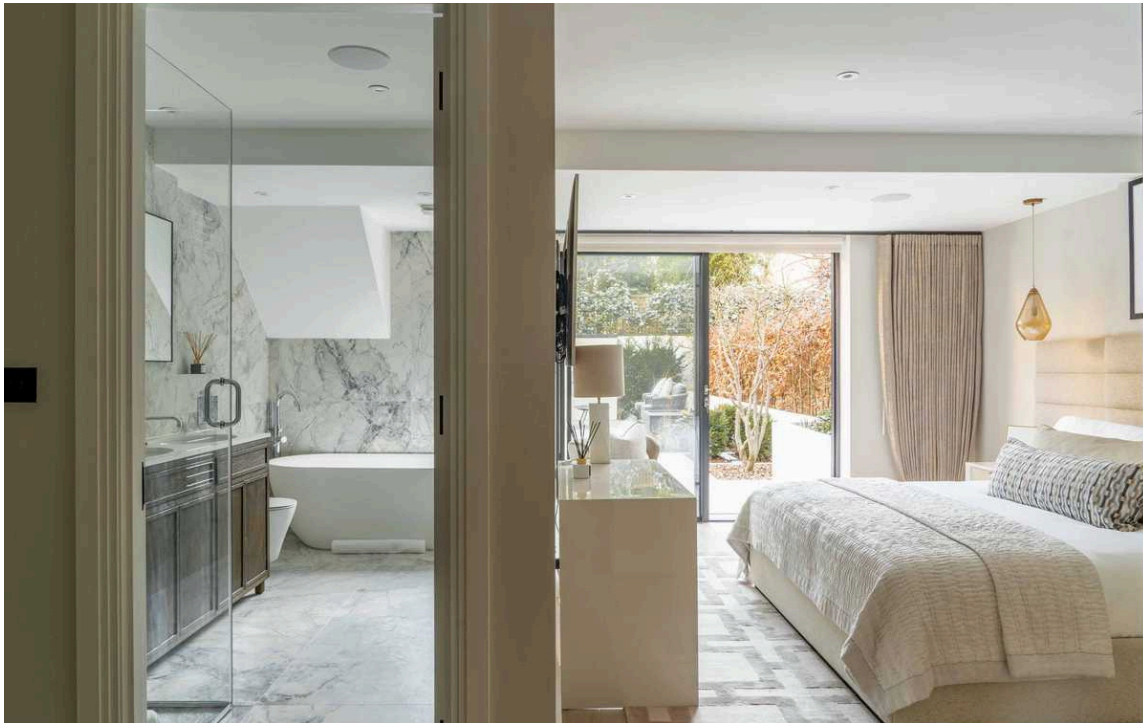
The extent of the quality of finish, design and specification is second to none, with bespoke designed furniture, kitchen and joinery by Poliform, audio visual system with Samsung TV's and recessed ceiling speakers, air conditioning, under floor heating throughout and much more.



Ground Floor

The ground floor consists of an impressive entertaining area, with a beautifully designed dining and reception room, a WC, as well as a stunning kitchen which opens out on to the terrace with steps down to the garden.





Indoor Spaces

A glass and oak staircase then leads you down to the lower-ground floor which consists of a principal bedroom, en suite and dressing room with access to the private garden, as well as two further bedrooms with en suites. This floor also enjoys a secondary entrance, a storage / boiler room and a large utility room.





Outdoor Space

The garden is designed and meticulously landscaped by a renowned British designer and provides a rare and tranquil space for both relaxing and entertaining, including an outdoor fireplace and water feature. This is a truly “turnkey” apartment, with exquisite craftsmanship and luxurious finishes.

The Neighbourhood

Situated in the heart of Chelsea and within the Boltons Conservation Area

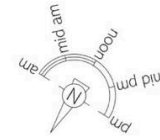


Cathcart Road, SW10

APPROX. GROSS INTERNAL AREA*
1895 Sq Ft - 176.05 Sq M

OUTDOOR AREA
832 Sq Ft - 77.35 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



ALEX WINSHIP
Photography

*For the guidance only, not to be used as valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



VIEWING ARRANGEMENTS

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