



## **RUSSELL SIMPSON**

A large lateral flat on a sought-after street, moments away from Kings Road

CHEYNE GARDENS  
CHELSEA SW3

Cheyne Gardens

£2,500,000

|                     |                          |                         |                              |
|---------------------|--------------------------|-------------------------|------------------------------|
| BEDROOMS<br>2       | INTERNAL<br>1,386 SQ FT  | OUTDOOR<br>—            | COUNCIL<br>RBKC              |
| BATHROOMS<br>2      | 128 SQM                  | EPC<br>C                | COUNCIL TAX<br>H             |
| TENURE<br>Leasehold | LEASE LENGTH<br>93 YEARS | GROUND RENT<br>£250 P/Y | SERVICE CHARGE<br>£7,740 P/Y |

## The Property

A spacious two-bedroom flat in a Victorian building, benefiting from a lift and caretaker.

The property is in good condition, with wooden floors and bathrooms decorated in a stylish fashion, including marble and stone tiling.





## The Bedrooms

Entering the flat on the second floor, the lobby opens onto a pair of bedrooms. The first bedroom has a pair of south-west-facing sash windows and an ensuite bathroom. The second, principal bedroom has a corridor wardrobe leading through to an ensuite bathroom, with a window overlooking the beautiful gardens behind Cheyne Walk.





## Indoor Spaces

Returning to the lobby, a third door leads through to the substantial reception room, with more south-west facing windows ensuring the room is well-lit during the day. There is enough space enough for a generous seating area and a separate dining area, which in turn opens onto the kitchen. The kitchen is decorated with marble worktops and wooden units, while a raised breakfast area looks out over the rear gardens.





## The Neighbourhood

Cheyne Gardens is a quiet street lined with handsome red-brick Victorian houses, adjacent to the historic properties of Cheyne Walk. Both Albert Bridge and the Chelsea Embankment are a short walk away, while the beautiful private grounds of the Chelsea Physic Garden and the open spaces of Battersea Park are both within reach. Finally, the celebrated shops and restaurants of the King's Road are all close by, as well as the charming pubs and streets that make up the Chelsea village.

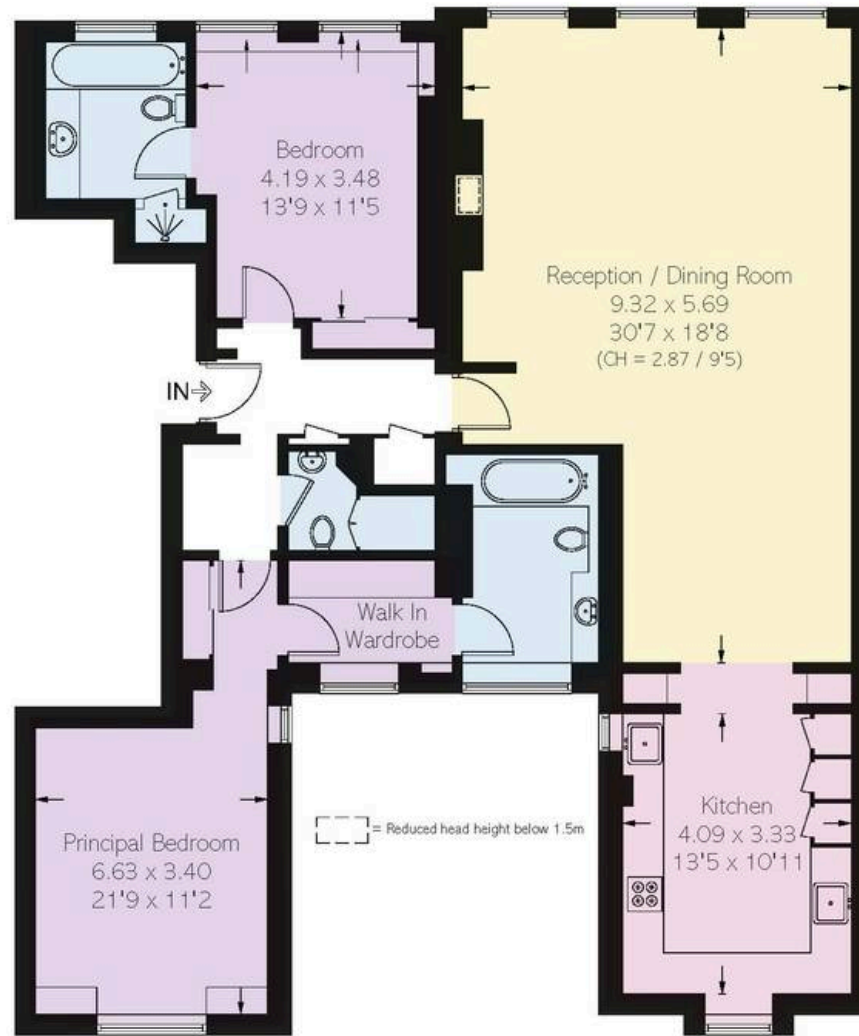
Cheyne Gardens,  
SW3

**Approx Gross Internal Area**  
1,386 sq ft / 128.8 sq m

**Including Limited Use Area**  
21 sq ft / 2 sq m

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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.



SECOND FLOOR

**RUSSELL  
SIMPSON**

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## Contact Us

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