

## **RUSSELL SIMPSON**

An exquisite penthouse apartment  
which offers the most beautiful  
outlook, light and volume

CHEYNE GARDENS  
CHELSEA SW3

# Cheyne Gardens

# Sold

BEDROOMS 2	INTERNAL 1,575 SQ FT	OUTDOOR —	COUNCIL <b>CHE</b>
BATHROOMS 2	146 SQM	EPC <b>D</b>	COUNCIL TAX —
TENURE Share of freehold	LEASE LENGTH 989 YEARS	GROUND RENT —	SERVICE CHARGE £14,200 P/Y



## The Property

Sitting on the west side of Cheyne Gardens the flat is set back from the road, with exceptional volume and garden views. This beautifully renovated penthouse apartment sits on one of the most sought after addresses in Chelsea. On entering, the sophisticated layout and design immediately welcome you, drawing you through to the 30 foot reception room with ceiling heights of over three metres, this grand reception room incorporates two vast windows facing to the east and west, with open and private outlooks. To the west of the reception room sits a 100 square foot private terrace, with views over the spectacular gardens of the Cheyne Walk houses and on to the picturesque Albert Bridge. The well planned living, kitchen and dining areas are sensitively separated from two fantastic double bedrooms, both of which have bathrooms. This well maintained and managed building benefits from a lift and a live-in porter.

Cheyne Gardens is one of Chelsea's most sought after and prestigious addresses that is situated in a leafy and tranquil location between the King's Road and the River Thames with the many amenities that this fantastic part of Old Chelsea has to offer.

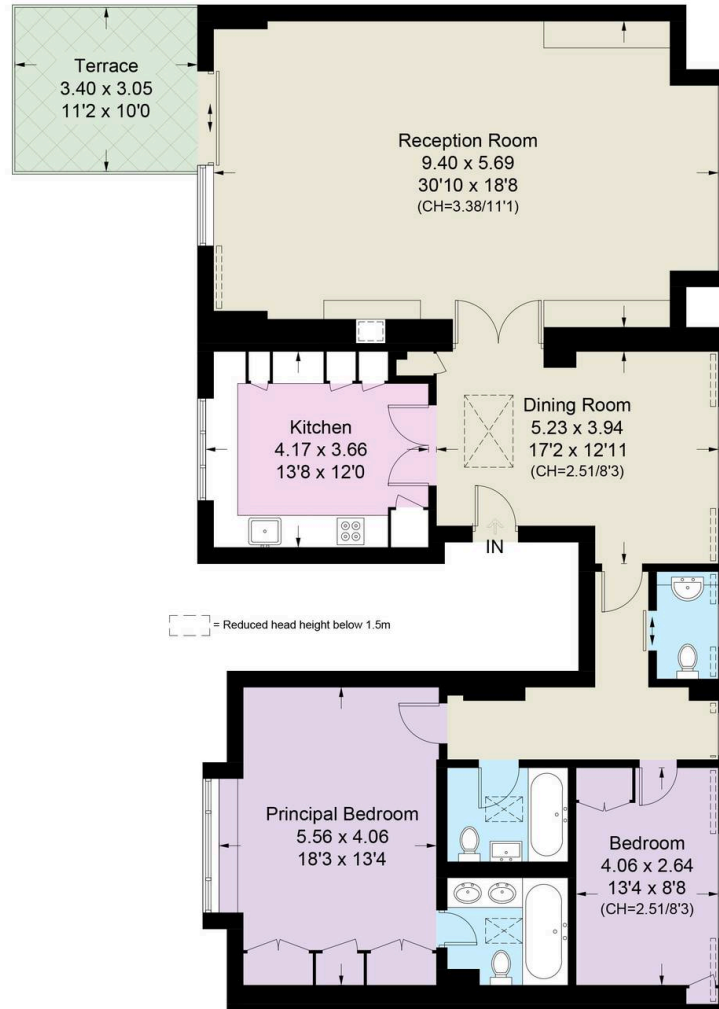
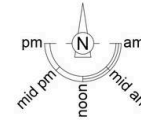
Basement Store Room is also included. The property previously had granted planning permission to add an additional floor which would have allowed for a third bedroom and bathroom.

Virtual Tour available.



# Cheyne Gardens, SW3

Approximate Area = 1575 sq ft / 146.3 sq m  
Including Limited Use Area (35 sq ft / 3.3 sq m)  
Approximate Volume = 495 m<sup>3</sup>  
Terrace Total = 112 sq ft / 10.4 sq m



## 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. (ID725379)

**RUSSELL  
SIMPSON**

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