



## **RUSSELL SIMPSON**

Exceptional lateral flat in Chelsea  
with a south-facing balcony

CHEYNE GARDENS  
CHELSEA SW3

# Cheyne Gardens

£3,750,000

BEDROOMS 2	INTERNAL 1,590 SQ FT	OUTDOOR 173 SQ FT	COUNCIL RBKC
BATHROOMS 2	147 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 183 YEARS	GROUND RENT —	SERVICE CHARGE £9,432 P/Y



## The Property

Spacious two-bedroom flat in a Victorian building on a secluded street

## Indoor Spaces

Entering the flat on the first floor, double doors open from the entrance hall onto a reception room. This is an impressive space, with high ceilings and French doors opening out onto the balcony. Beyond is an open-plan kitchen with a central island and dining area, as well as more French doors opening onto the terrace. This entire side of the flat faces south, ensuring both rooms are filled with light throughout the day.



img 2

Reception Seating





## The Bedrooms

The principal bedroom has a spacious ensuite bathroom, as well as a corridor wardrobe. In addition, there is a second bedroom, also ensuite, as well as a guest WC and utility cupboard. Meanwhile, the wooden floors and mix of wainscoting and wall mouldings add to the elegance of the property.

---

img 1

Principal Bedroom

img 2

Bathroom



# The Design



Russell Simpson



Cheyne Gardens

---

img 1

Counter Details

img 2

Entrance Hall





## The Neighbourhood

The building is a handsome red-brick Victorian house and benefits from a caretaker and spacious south-facing terrace

Cheyne Gardens is a quiet street 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 within each reach. Finally, the celebrated shops and restaurants of the King's Road are close, as well as the charming pubs and streets that make up the Chelsea village.

# Cheyne Gardens, SW3

**RUSSELL  
SIMPSON**

**Approximate area**  
147.7 sq m / 1590 sq ft

**Including limited use area**  
(2.8 sq m / 30 sq ft)

**Approximate external area**  
16.2 sq m / 174 sq ft

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**

---

## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)