



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 147 SQM	OUTDOOR 173 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 183 YEARS	GROUND RENT —	SERVICE CHARGE £9,469 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 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



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

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

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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.



First Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

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