



## **RUSSELL SIMPSON**

Beautifully designed two bedroom  
duplex flat in Chelsea with  
communal garden access

CHEYNE PLACE  
CHELSEA SW3

# Cheyne Place

£2,650,000

BEDROOMS 2	INTERNAL 1,618 SQ FT	OUTDOOR 152 SQ FT	COUNCIL RBKC
BATHROOMS 2	150 SQM	EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 944 YEARS	GROUND RENT —	SERVICE CHARGE £6,000 P/Y



## The Property

Stylish flat with high ceilings and contemporary interiors on a sought-after street opposite the Chelsea Physic Garden

## Indoor Spaces

Entering the flat on the raised ground floor, the front hall opens directly onto an open-plan kitchen and dining room. This is a calm space, with high ceilings and decorated with wooden floors and fitted cabinets. Beyond is a spacious reception room, also with high ceilings and wooden floors, as well as a south-east-facing bay window bringing in extra light. Finally, this floor features a utility room and a guest WC.



img 2

Soft Seating



## The Bedrooms

The lower ground floor offers a pair of double bedrooms. The principal bedroom has an ensuite bathroom with a bath and shower, a walk-in wardrobe and a French door leading out onto a patio (non-demised). The second bedroom has a bathroom next door.

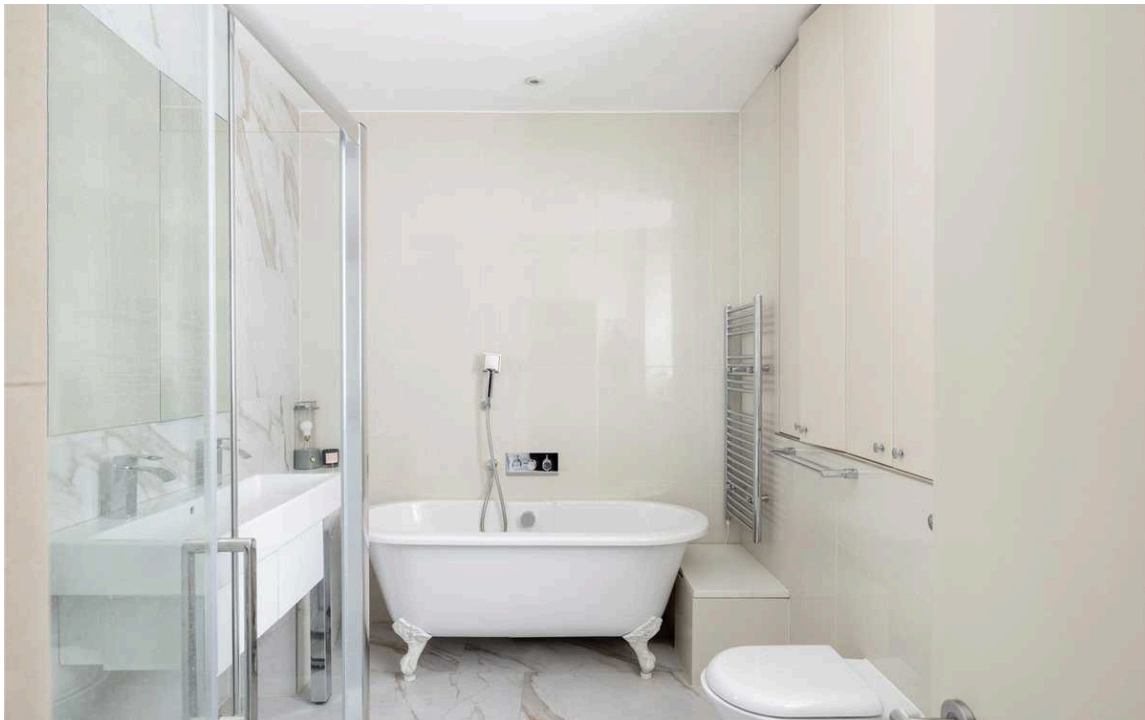
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img 1

Principal Bedroom

img 2

Bathroom





## The Design

The property is beautifully designed to maximise the sense of light and space, with contemporary interiors presented in good condition.



## The Neighbourhood

The flat has a paved rear patio with outdoor storage. In addition, residents have access to a communal garden at the back of the building.

Cheyne Place leads off the eastern end of Cheyne Walk, one of the most historic streets in London. Over the nineteenth and twentieth centuries, this street was home to numerous celebrated figures, including the writer George Eliot, the painter J.M.W. Turner, and the actress Elizabeth Taylor. To the south is the Thames Embankment, with the Albert Bridge leading to Battersea Park. To the north is the King's Road and its excellent range of restaurants and shops. In addition, the beautiful Chelsea Physic Garden lies opposite the property.



img 2

Communal Garden

## Cheyne Place, SW3

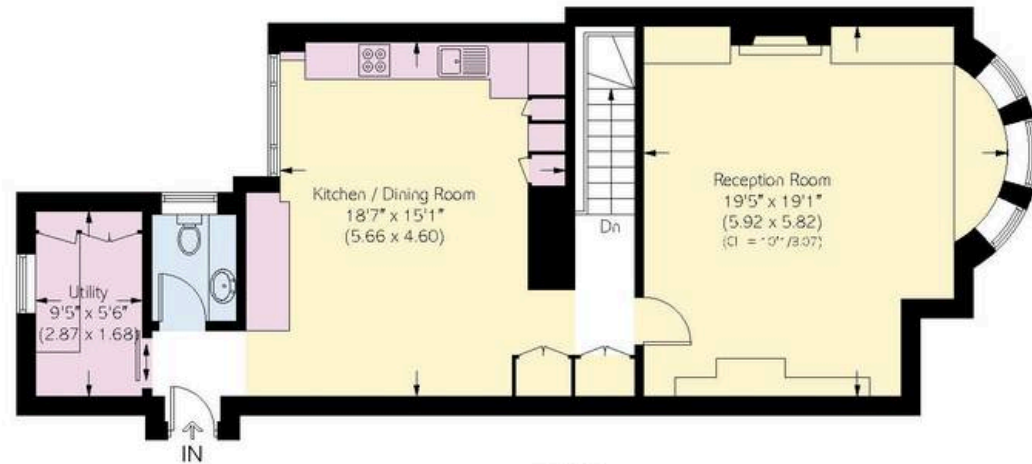
**Approximate area**  
150.3 sq m / 1618 sq ft

**Including limited use area**  
(4.4 sq m / 47 sq ft) Excluding Void

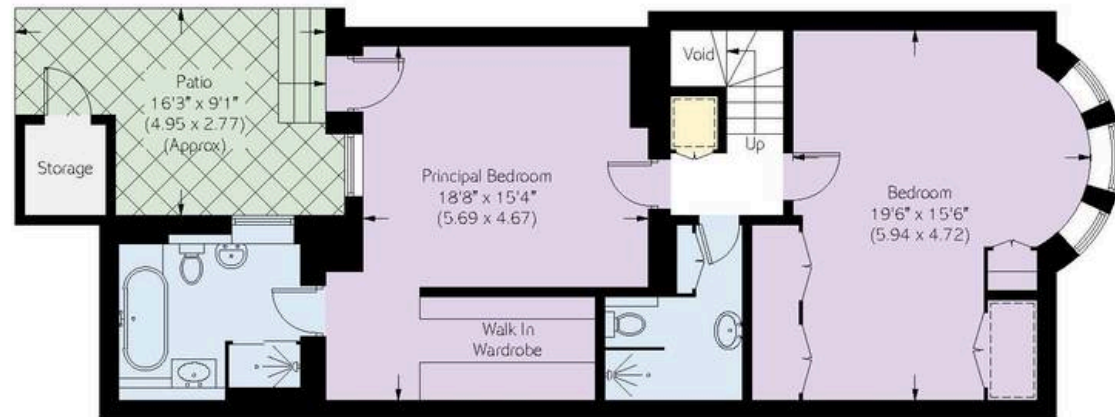
**Approximate external area**  
14.2 sq m / 153 sq ft

Storage  
1.9 sq m / 20 sq ft

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Raised Ground Floor



Lower Ground 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.



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## Contact Us

+44 (0) 20 7225 0277

Contact us

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

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

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

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

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