



RUSSELL SIMPSON

Beautiful one-bedroom apartment in
a unique development with gym,
pool, cinema and library

DOVEHOUSE
CHELSEA SW3

Dovehouse

£2,750,000

BEDROOMS 1	INTERNAL 869 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1	80 SQM	EPC B	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH 981 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Auriens Chelsea, a development for the over 65s, offers a gym, 15m pool, salon, sauna, cinema, library, bar, restaurant and private courtyard garden by award-winning garden designer Andy Sturgeon.

Indoor Spaces

Stepping into the residence on the fourth floor, the front hall leads into a generous living space. As well as separate dining and seating areas, full-length windows flood this room with natural light. It flows through to a convenient kitchen, which can be sealed off with sliding doors.



The Bedroom

The apartment also contains a bedroom, dressing room and an ensuite bathroom with a bath. A utility cupboard, a guest WC and further storage space complete this property. The interiors blend classical and contemporary design details to create tasteful and timeless rooms.



The Design



The residence has been finished to an excellent standard with interiors blending classical and contemporary design details to create tasteful and timeless rooms. It includes high-quality oak flooring for the living areas; marble countertops, wall tiles and showers for the bathrooms; handmade cabinets and integrated Miele appliances for the kitchens.

It also includes underfloor heating, comfort cooling, and central control systems for lighting and temperature. Smart technology, such as motorised kitchen cabinets, as well as insulated walls and triple-glazed windows, ensure a sense of calm and ease. Finally, apartments are designed with healthcare professionals to be future-proof and easily adaptable if needs change.

The Community

The sense of community and friendship at Auriens is truly exceptional. It's a place where genuine connections are nurtured and companionship flourishes. Every day presents an opportunity to engage with like-minded individuals, share stories, enjoy laughter, and build lasting relationships.

Whether it's over a leisurely breakfast, during a stimulating discussion in the library, or while participating in one of the many specially curated social events, residents find comfort in the warmth and camaraderie that surrounds them. At Auriens, no one is ever far from a friendly face or a supportive conversation. It's a community where everyone feels valued, seen, and embraced.

Find out more about Auriens [here](#).



The Neighbourhood

Auriens Chelsea is conveniently positioned on Dovehouse Street, which connects the King's Road to the Fulham Road. From here, the neighbourhood's many restaurants and shops are within walking distance. Furthermore, the world-class cultural venues of Chelsea and South Kensington are a short drive away.

Extra information

A Monthly Management Charge (MMC). This covers a range of things like staffing, security, maintenance, and general operating costs. Additional care and other extra services are charged separately to you on a pay-as-you-go basis.

- Option A: £1,477 per month increased annually in January in line with RPI.
- Option B: £923 per month fixed and will only change if there is a change in the qualifying occupant (typically on resale).

A Deferred Management Fee (DMF) is a percentage of the sale price and is payable when your apartment is sold. The DMF ensures you and Auriens have a mutual interest in maintaining the long-term capital values of the properties in the community – and therefore in keeping the building and services maintained. This fee works alongside the MMC to ensure any repairs and maintenance work can be taken care of, without the community having to worry about a lack of funds. There are two options to provide different combinations of DMF and MMC to suit your lifestyle and preferences. The Deferred Management Fee is calculated as a percentage of the sale price.

- Option A: DMF accrued at 3% for each year or part year that you own your apartment. The maximum fee is capped at 15% of the higher of the sale price or the open market value of your apartment. In conjunction with the MMC above, Option A can be described as "higher and indexed Monthly Management Charge, lower Deferred Management Fee" and will suit those who wish to maximise their returns on resale.
- Option B: DMF accrued at 5% for each year or part year that you own your apartment. The maximum fee is capped at 25% of the higher of the sale price or the open market value of your apartment. In conjunction with the MMC above, Option B can be described as "lower and fixed Monthly Management Charge, higher Deferred Management Fee" and will suit those who wish to minimise their annual charges and want cost certainty on their outgoings.

For worked examples of these charges over time, please see the [Auriens Key Facts](#) document.

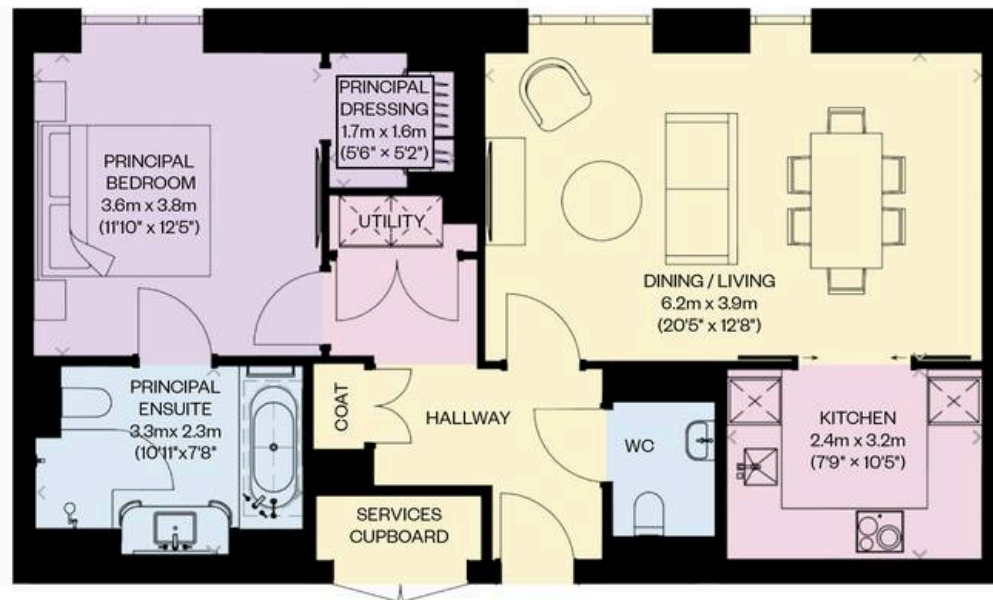
Domiciliary (personal) care is available at an additional charge from Auriens' care partner. Ongoing inescapable charges include Apartment Utility charges and a Monthly Energy Centre charge. An apartment must be occupied by at least one "qualifying occupant" who must be a person aged 65 or over.

Dovehouse Street,
SW3

Approx Gross Internal Area
869 sq ft / 80 sq m

**RUSSELL
SIMPSON**

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.



FOURTH FLOOR

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk