



RUSSELL SIMPSON

Spacious and stylish two-bedroom
apartment in a special development
for those aged 65 and over

DOVEHOUSE STREET
CHELSEA SW3

Dovehouse Street

£5,900,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,478 <small>SQ FT</small></div> <div>137 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>982 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>



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

Entering the residence on the fourth floor, the front hallway leads into a large reception room. As well as ample space for separate dining and seating areas, full-length windows bring in plenty of natural light. Furthermore, sliding doors flow through to a well-proportioned kitchen with a utility cupboard next door.





The Bedrooms

The apartment also features a pair of bedrooms. The principal bedroom has a dressing room and a generous ensuite bathroom with a bath, while the second bedroom is also ensuite. A guest WC and further storage space complete the property.



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

Fees payable to Auriens include a Monthly Management Charge and a Deferred Management Fee, among others. 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.

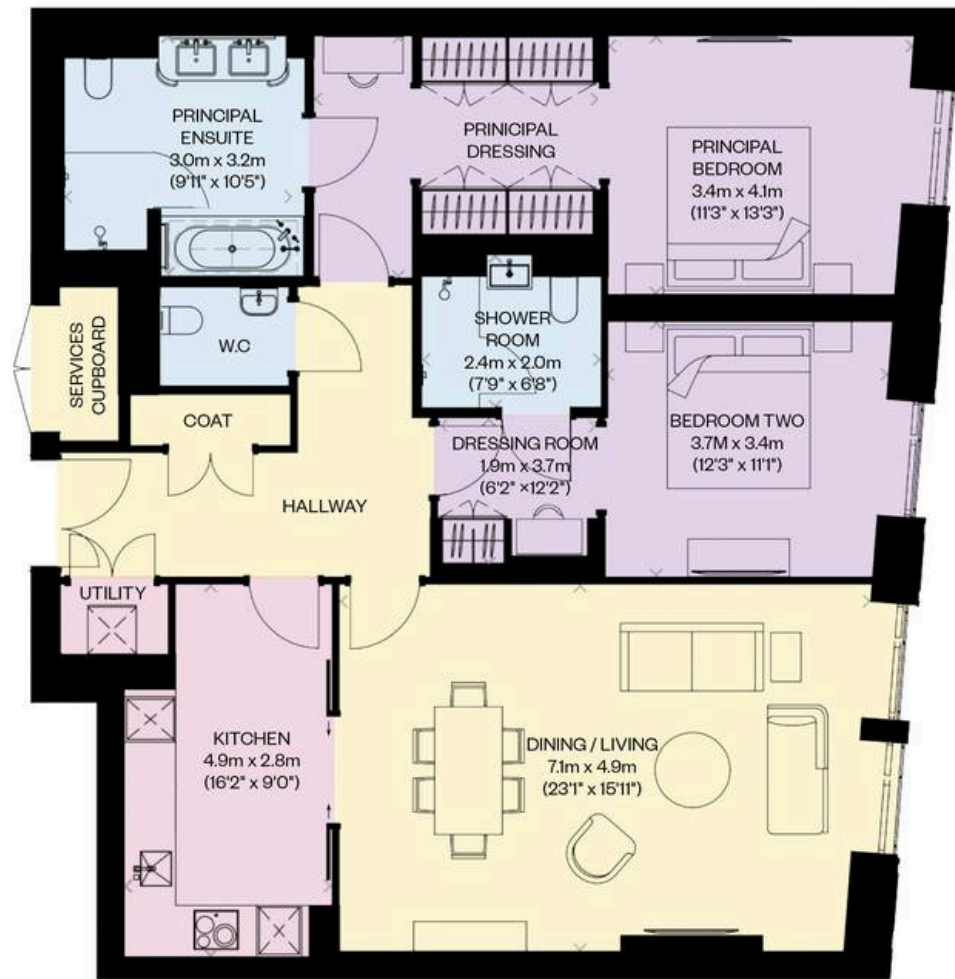
The apartment comes fitted with the following integrated Miele appliances: fridge freezer, single oven, combination oven/microwave with warming drawer, 4-ring induction hob, washer and dryer, and a Fisher & Paykel drawer dishwasher.

Dovehouse Street,
SW3

Approx Gross Internal Area
1,478 sq ft / 137 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**

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