

RUSSELL SIMPSON

Magnificent duplex flat with a
garden on a prestigious street in
Chelsea

EGERTON CRESCENT
CHELSEA SW3

Egerton Crescent

Sold

BEDROOMS 4	INTERNAL 1,702 SQ FT	OUTDOOR 371 SQ FT	COUNCIL —
BATHROOMS 3	158 SQM	EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 123 YEARS	GROUND RENT £130 P/Y	SERVICE CHARGE £8,000 P/Y



The Property

Three bedroom flat with elegant interiors, in a beautiful white stucco townhouse close to Hyde Park



Indoor Spaces

Entering the flat on the raised ground floor, the front hall leads through to an unusually wide drawing room. Three sets of sash windows bring light into the room, while inbuilt shelving and a moulded cornice add to the sense of elegance.

Downstairs is an open-plan kitchen with enough space for a separate dining area and double French windows opening onto the garden. This floor also contains a large bedroom with ensuite bathroom and a walk-in wardrobe. A third bedroom with access to an internal courtyard, as well as a next-door bathroom, complete this floor.





The Bedrooms

On the opposite side of the flat is a principal bedroom with an ensuite bathroom, garden views, and considerable storage space. This floor also contains a study which likewise looks over the garden.

img 1

Principal Bedroom





Outdoor Spaces

The property includes a paved rear garden with enough space for outdoor dining.



The Neighbourhood

Egerton Crescent is a quiet cul-de-sac lined with white stucco townhouses. The street has been home to several celebrated authors, including Oscar Wilde, Virginia Woolf and J.M. Barrie, the author of Peter Pan. Today the street is one of the most sought-after addresses in south-west London. From here, South Kensington underground station is a short walk away, as well as the neighbourhood's world-class cultural institutions. The open spaces of Hyde Park and Kensington Gardens are also close.

Egerton Crescent,
SW3

Approx Gross Internal Area

1,702 sq ft / 158.12 sq m

Outside Area

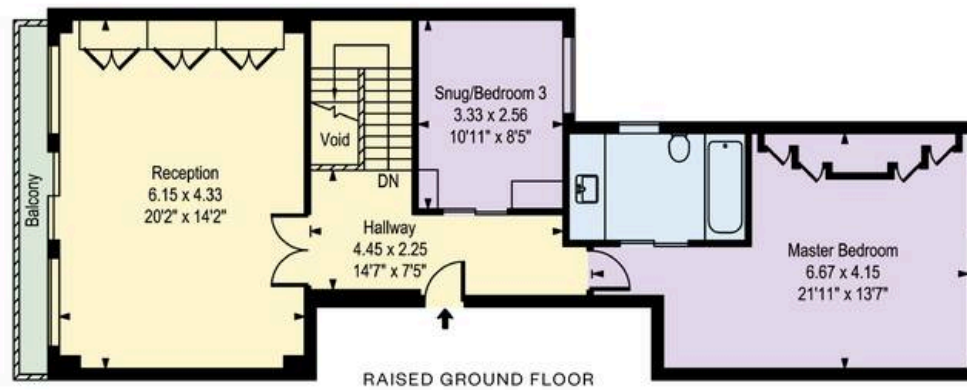
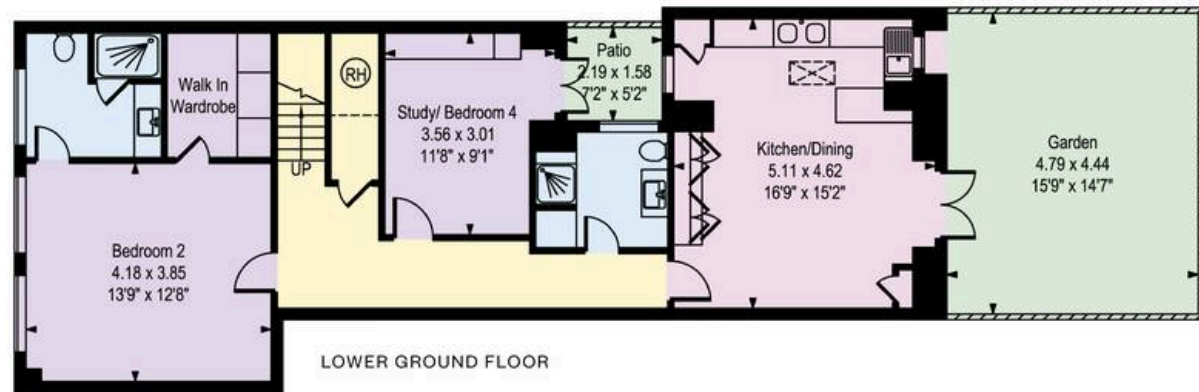
371 sq ft / 34.5 sq m

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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.



----- Reduced Headroom



**RUSSELL
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