

## **RUSSELL SIMPSON**

Newly refurbished duplex flat with  
south-west facing terrace in Chelsea

IFIELD ROAD  
CHELSEA SW10

Ifield Road

£2,350,000

BEDROOMS 3	INTERNAL 1,226 SQ FT	OUTDOOR 35 SQ FT	COUNCIL RBKC
BATHROOMS 2	113 SQM	EPC C	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH 991 YEARS	GROUND RENT —	SERVICE CHARGE —

## The Property

Beautifully decorated flat with air-conditioning and light-filled living area on the edge of the Boltons Conservation Area

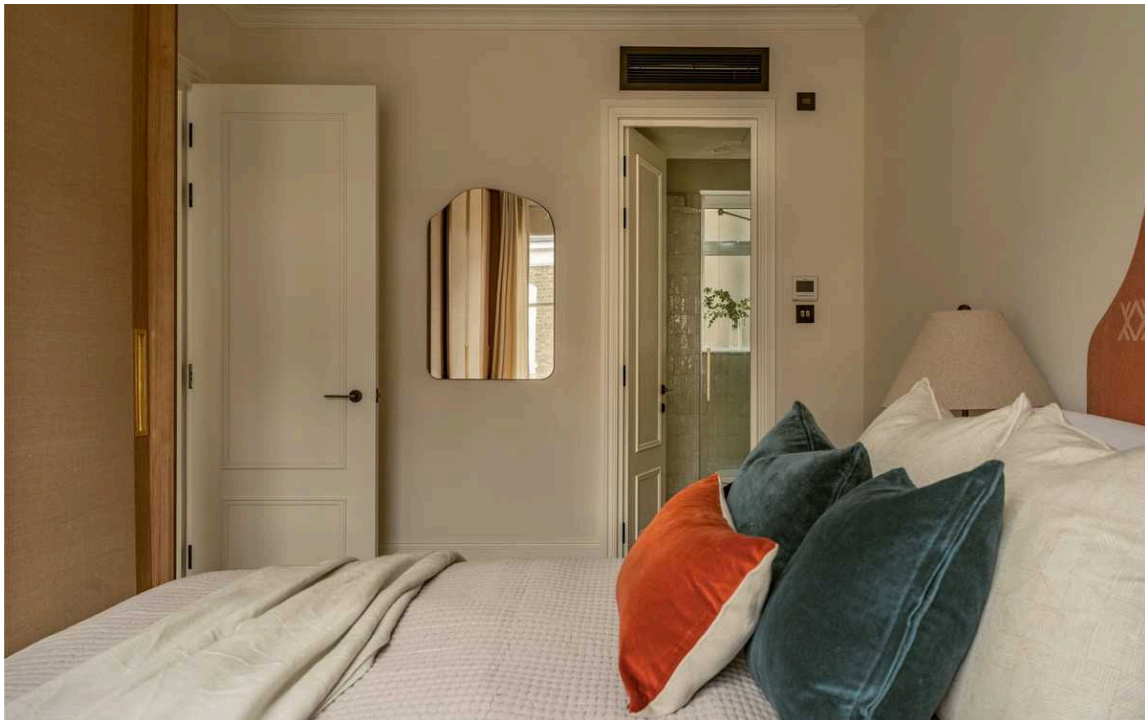
The flat is accessed via a smart, shared entrance, and is positioned on the second and third floor. It centres on a stylish and well-proportioned living space. This includes an open-plan kitchen with fitted units and a central island, as well as a reception room with separate dining and seating areas. Marble worktops and bespoke joinery add to the sense of elegance, while sliding French doors open onto the terrace and windows on two sides flood this space with light.





## Indoor Spaces

Downstairs there are a pair of double bedrooms. The principal bedroom has inbuilt wardrobe space and an ensuite bathroom. The other bedroom is also ensuite, while there is a home office which can be set up as an additional bedroom. A guest WC completes this floor.



## The Design

The flat presents in excellent condition, with parquet wooden flooring adding a sense of elegance, while the staircase forms a beautiful feature in the bright hallway.





## The Neighbourhood

The property includes a south-west facing terrace with wooden decking and enough space for outdoor seating.

Ifield Road is a quiet street lined with Victorian terraces. The Fulham Road is a few minutes' walk away, while Fulham Broadway is also close. Beyond lies the King's Road, offering a range of excellent restaurants and shops.

Finally, the property is on the edge of the beautiful Boltons Conservation Area, with its historic streets and garden squares.

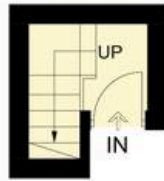
Ifield Road,  
London SW10

**Approx Gross Internal Area**  
1,226 Sq. Ft. / 114.0 Sq. M.

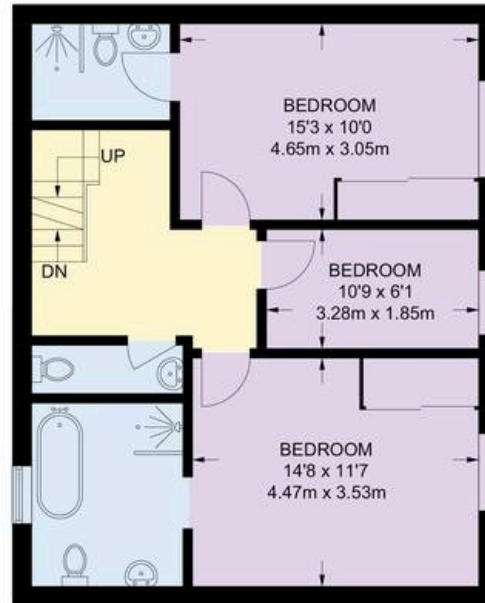
**Outside Area**  
36 Sq. Ft. / 3 Sq. M.

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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.



**FIRST FLOOR**  
34 Sq. Ft. 3.2 Sq. M.



**SECOND FLOOR**  
654 Sq. Ft. 60.8 Sq. M.



**TOP FLOOR**  
538 Sq. Ft. 50.0 Sq. M.

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