



RUSSELL SIMPSON

Glorious three-bedroom penthouse
flat with rooftop views on a
prestigious garden square

LENNOX GARDENS
CHELSEA SW1X

Lennox Gardens

£4,999,950

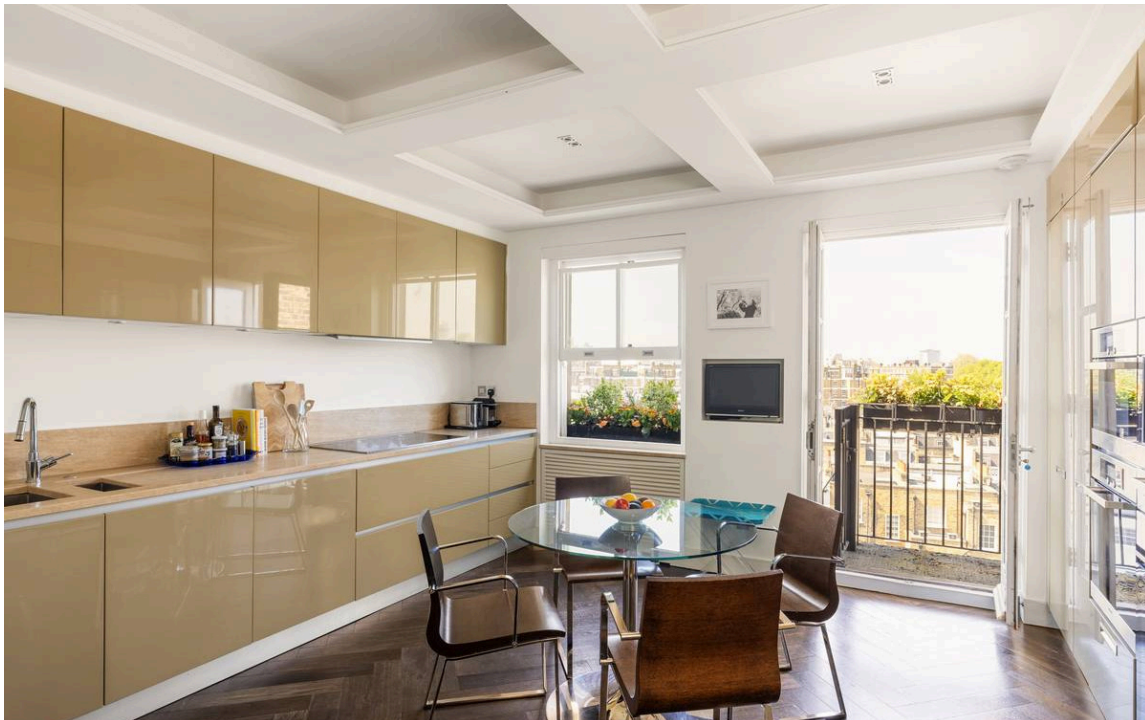
BEDROOMS 3	INTERNAL 1,770 SQ FT	OUTDOOR 20 SQ FT	COUNCIL RBKC
BATHROOMS 3	164 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 165 YEARS	GROUND RENT —	SERVICE CHARGE £8,948 P/Y



The Property

Sublime flat in a grand red-brick townhouse with exceptional interiors and private lift access

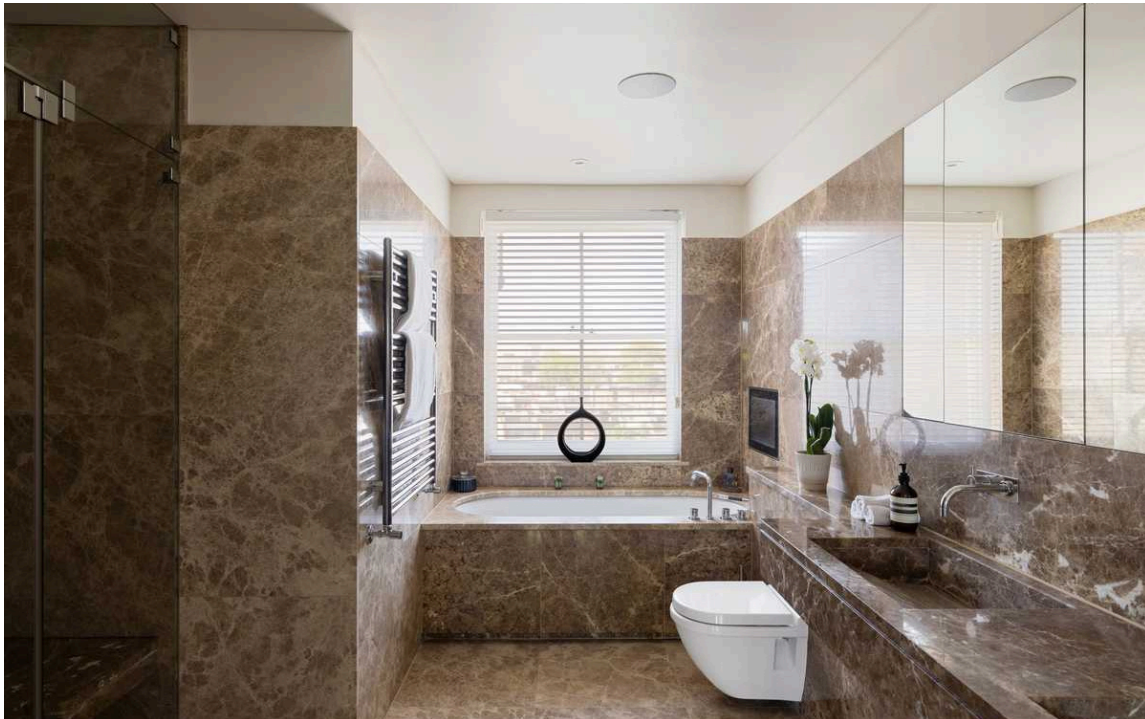
Stretching across two buildings, you access the flat on the fourth floor, the front hall leading around to a generous reception room. This is an elegant space with a suite of sash windows overlooking the garden square, flooding the room with light from both sides, and enough space for separate dining and seating areas. Next door is a well-proportioned kitchen with a French door opening onto a terrace. The penthouse position means that these are bright rooms, while parquet wooden floors give a sense of elegance and coherence.





The Bedrooms

The other side of the flat contains three bedrooms. The principal bedroom has a spacious ensuite bathroom with a shower and a bath, as well as considerable storage space. The second bedroom also has an ensuite bathroom and a Juliette balcony, while the third bedroom could equally be used as a study.



The Design

The property has sophisticated contemporary interiors and air conditioning throughout. In addition, it can be accessed directly via a private lift.





Outdoor Spaces

The flat has a west-facing balcony with beautiful rooftop views. Also, residents have the right to access the communal garden square opposite the building, with its large open-spaces and beautiful planted borders, it is continuously maintained to a wonderful standard by the team of gardeners.



The Neighbourhood

Lennox Gardens was built in 1886 as part of the Smith's Charity Estate development. Its grand red-brick townhouses with stucco dressings are constructed in the Dutch style made popular by nearby Pont Street. Once the site of the Prince's Cricket Ground, a gentlemen's rackets and real tennis club, it is now one of the most prestigious addresses in Chelsea, and is an incredibly peaceful and calm location.

Knightsbridge station is a short walk away, while Sloane Square station is also close. In addition, the restaurants and shops of both Knightsbridge and Chelsea are within easy reach, while also only being a five minute walk to Harrods . Finally, the open spaces of Hyde Park and Kensington Gardens are nearby.

Lennox Gardens, SW1X

**Approximate area (Excluding Access
From Communal Stairs / Void)**
1770 sq ft / 164.4 sq m

Including limited use area
(26 sq ft / 2.4 sq m)

Approximate external area
21 sq ft / 2.0 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.

**RUSSELL
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