



## **RUSSELL SIMPSON**

Tastefully decorated two-bedroom  
flat with communal garden close to  
Sloane Square

LOWER SLOANE STREET  
CHELSEA SW1W

Lower Sloane Street

£1,475,000

BEDROOMS 2	INTERNAL 988 SQ FT	OUTDOOR 345 SQ FT	COUNCIL RBKC
BATHROOMS 2	91 SQM	EPC E	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 111 YEARS	GROUND RENT —	SERVICE CHARGE £4,454 P/Y



## The Property

Delightful flat on a prestigious street in Chelsea lined with beautiful red brick terraces

# Indoor Spaces

Entering the flat on the lower ground floor, the front hall flows through to a generous living area. This includes an open-plan kitchen, a dining area and a seating area. Full-length windows fill this space with light, while a French door leads out onto the rear patio.



img 1

Kitchen

img 2

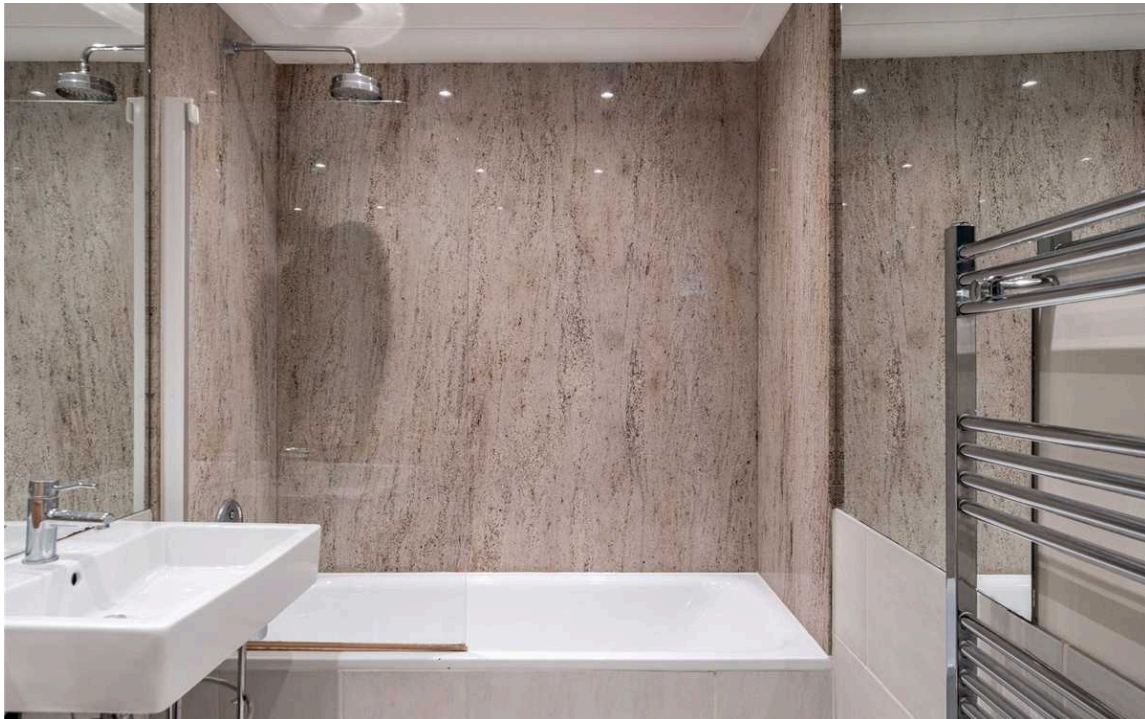
Dining Area





## The Bedrooms

The flat also contains a pair of bedrooms. The principal bedroom has an ensuite bathroom and inbuilt wardrobe space, while the second bedroom is also ensuite. A guest WC completes this space.



## The Design

The flat is decorated in a traditional style. Its elegant cornice, ornate fireplace and wooden floors in the living areas add to the sense of taste.





# Outdoor Spaces

The property includes a paved rear patio with enough space for outdoor seating and steps that lead to the large communal gardens. There is also a front patio with a separate storage vault.



img 1

Communal Garden

img 2

Patio



## The Neighbourhood

Lower Sloane Street is a beautiful address lined with red brick terrace houses. They were built in the mid-nineteenth century by Earl Cadogan, with ornamental gables and moulded brickwork inspired by Dutch architecture.

From here, Sloane Square underground station is a short walk away. In addition, the excellent restaurants and shops of Chelsea are within easy reach.



# Lower Sloane Street, SW1

**Approximate Internal Area**  
 988 sq ft / 92 sq m

**Including vault**

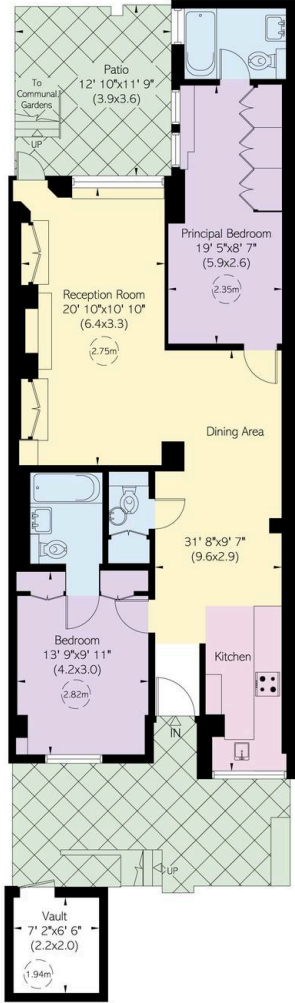
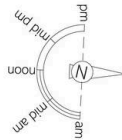
49 sq ft / 5 sq m

**Outside Area**

346 sq ft / 32 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.



Lower Ground Floor

**RUSSELL  
SIMPSON**

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