



## **RUSSELL SIMPSON**

Magnificent lateral flat with a  
substantial roof terrace and  
underground parking

ROSE SQUARE  
CHELSEA SW3

# Rose Square

£3,750,000

BEDROOMS 4	INTERNAL 1,994 SQ FT	OUTDOOR 940 SQ FT	COUNCIL RBKC
BATHROOMS 3	185 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 971 YEARS	GROUND RENT —	SERVICE CHARGE £28,312 P/Y



## The Property

Four bedroom flat with in a sought-after development, with access to swimming pool, close to South Kensington station



## Indoor Spaces

Entering the flat on the third floor, the front door opens directly onto the entrance hall. On one side of the hall is a spacious reception room, on the other side a dining room that communicates directly with the kitchen. Both these rooms have a double aspect, as well as a pair of French windows opening onto balconies, ensuring the space is well lit.

A corridor leads through to the other side of the flat, offering storage space and connecting the four bedrooms. The generous principal bedroom has a large ensuite bathroom, as well as its own balcony, while the second bedroom also has an ensuite bathroom and a balcony. There are two more bedrooms, sharing an additional bathroom with a bath.



## Outdoor Spaces

The property has access to a large fourth-floor terrace with wooden decking and spectacular views in every direction. In addition, it benefits from underfloor heating and air conditioning throughout.





## The Neighbourhood

Rose Square occupies the former Brompton Hospital, a historic and beautiful building dating back to 1844. It was redeveloped in 1997 by Northacre and now benefits from 24-hour concierge and security, as well as swimming pool, gym, boardroom, lift and secure underground parking.

The development is also surrounded by well-maintained gardens. Rose Square lies on the Fulham Road, within easy reach of the restaurants and shops of Chelsea. South Kensington underground station is close, along with several world-class museums and cultural facilities. In addition, the neighbourhood is well-supplied with independent schools.



# Rose Square

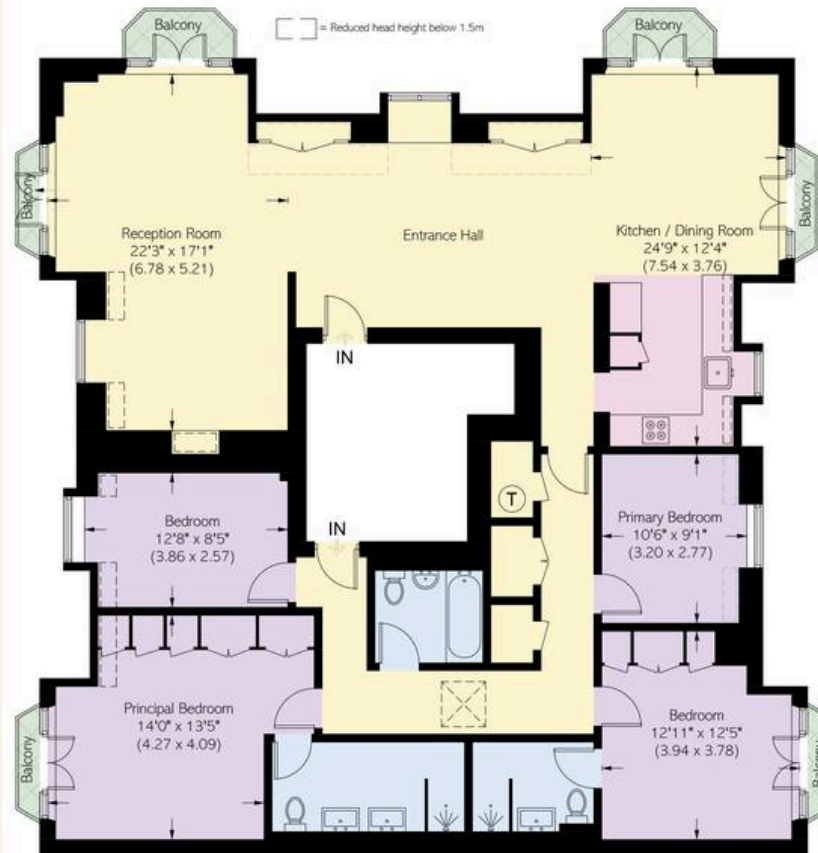
**Approximate area**  
185.3 sq m / 1994 sq ft

**Including limited use area**  
(8.2 sq m / 88 sq ft)

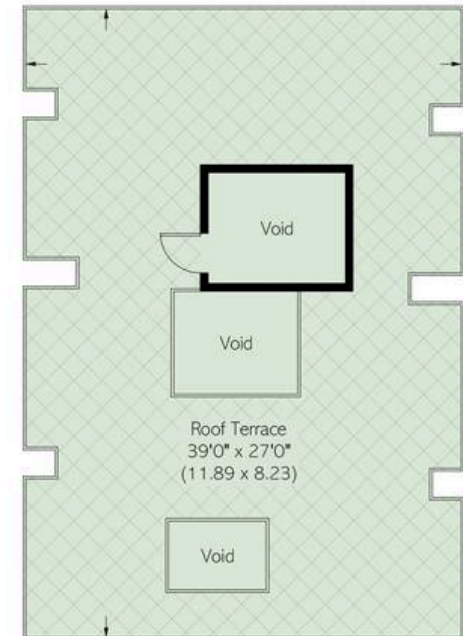
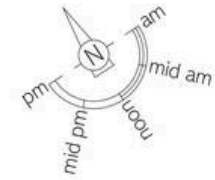
**Approximate external area**  
87.4 sq m / 941 sq ft

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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.



Third Floor



Fourth Floor

**RUSSELL  
SIMPSON**

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