



RUSSELL SIMPSON

Impressive lateral flat with access to
swimming pool and underground
parking

ROSE SQUARE
CHELSEA SW3

Rose Square

Sold

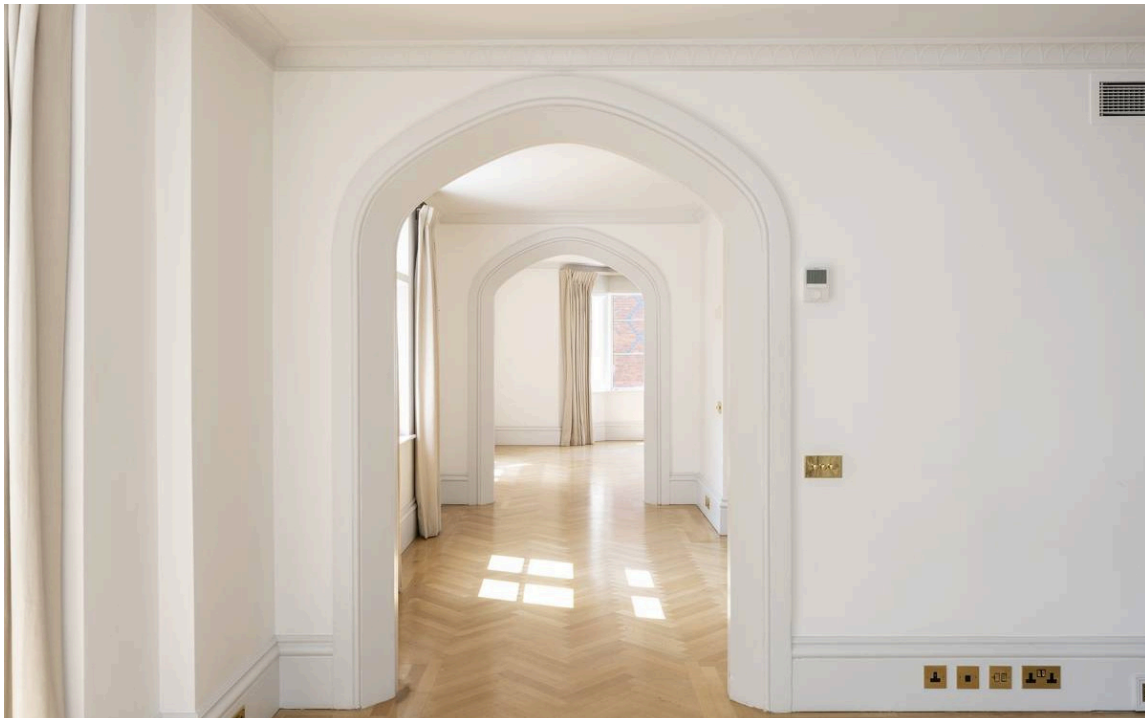
BEDROOMS 3	INTERNAL 2,076 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 3	192 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 972 YEARS	GROUND RENT —	SERVICE CHARGE £31,906 P/Y



The Property

Impressive three-bedroom flat with spacious reception rooms in a historic building near the Fulham Road

The property benefits from underfloor heating and air conditioning throughout.





Indoor Spaces

Entering the flat on the second floor, the front hall leads into a suite of spacious rooms. In the centre is an entrance hall, to the right a dining room, and on the left a generous reception room that is perfect for entertaining. South-facing bay windows ensure these rooms are filled with light, while wooden floors add to the sense of elegance.

A central corridor with inbuilt storage space connects the remaining rooms of the property. This includes a fitted kitchen next door to the dining room, as well as three double bedrooms. The principal bedroom offers a well-proportioned bathroom and a dressing room. The second bedroom also has an ensuite, while the third has a bathroom and guest loo opposite.



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, SW3

Approximate area
192.9 sq m / 2076 sq ft
(Excluding Communal Area)

Including limited use area
(3.9 sq m / 42 sq ft)

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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.



Second Floor

**RUSSELL
SIMPSON**

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