



RUSSELL SIMPSON

Spacious flat with balcony offering
swimming pool and underground
parking

ROSE SQUARE
CHELSEA SW3

Rose Square

£4,000,000

BEDROOMS 3	INTERNAL 1,769 SQ FT 164 SQM	OUTDOOR 44 SQ FT	COUNCIL RBKC
BATHROOMS 3		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 971 YEARS	GROUND RENT —	SERVICE CHARGE £19,924 P/Y



The Property

Lateral flat in a historic with porter and communal gardens close to the Fulham Road

Stepping into the flat on the first floor, the entrance hall opens onto a generous reception room. As well as a wide bay window, double French doors lead out through to a south-west facing balcony. Next door is a fitted kitchen, with a dining room beyond.





The Bedrooms

The other side of the flat includes a well-proportioned principal bedroom with inbuilt wardrobe space, its own access to the balcony and a bathroom with a bath next door. There are two more bedrooms and two more bathrooms – one of them ensuite – as well as a utility room.

The interiors are decorated in a colourful fashion, mixing traditional and contemporary details, and presented in good condition. Gothic doorways, moulded door surrounds and wooden floors all add to the sense of elegance.

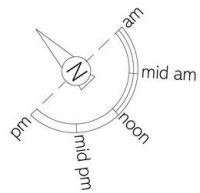




The Neighbourhood

Rose Square occupies the former Brompton Hospital, a beautiful building dating back to 1844. It was redeveloped in 1997 and now offers a porter, a swimming pool, a gym and underground parking. The building's entrance hall is especially impressive, along with the well-maintained gardens open to residents.

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 the neighbourhood's many world-class museums and cultural facilities.



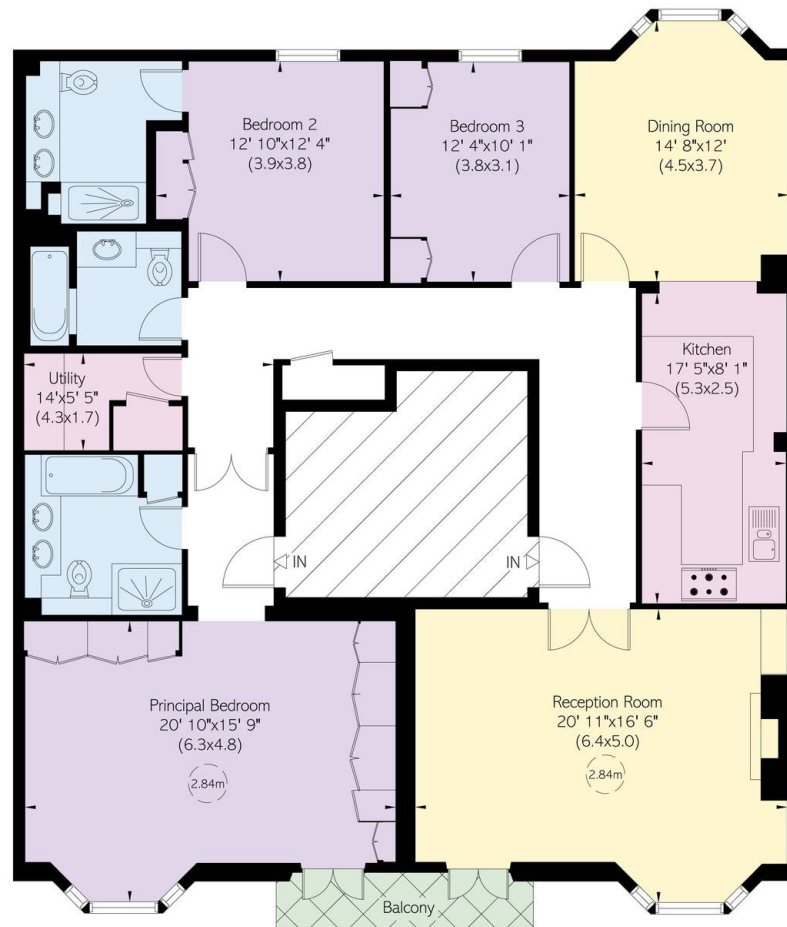
Rose Square, SW₃

Approximate Internal Area
1,769 sq ft/ 164 sq m

Outside Area
45 sq ft/ 4 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.



First Floor

**RUSSELL
SIMPSON**

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