

RUSSELL
SIMPSON

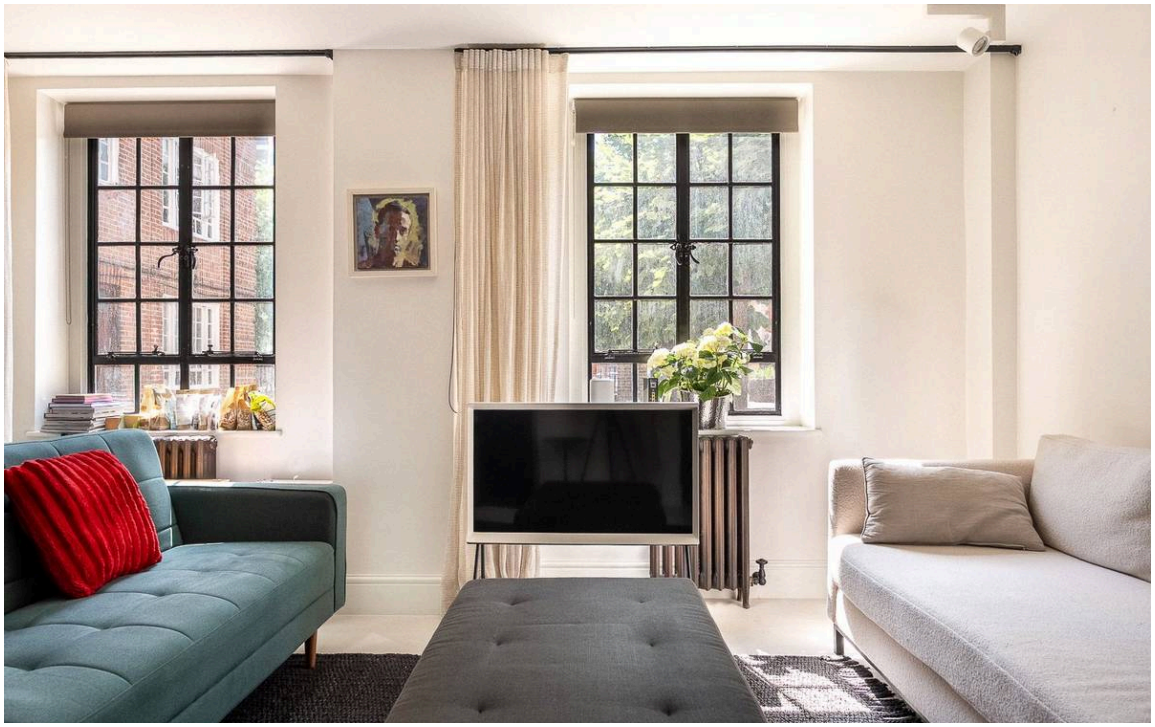
Substantial four-bedroom duplex in Swan Court

SWAN COURT
CHELSEA SW3

Swan Court

£2,750,000

BEDROOMS 4	INTERNAL 1,535 SQ FT 142 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 4		EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 82 YEARS	GROUND RENT —	SERVICE CHARGE £8,257 P/Y





The Property

A well-presented flat across two floors with porter service

Entering the flat on the ground floor, a generous reception and dining room covers one side, providing an excellent living environment with space for dining and soft seating, while being flooded with natural light from multiple windows. The kitchen is a well-designed space with plenty of built-in storage as well as modern appliances. This floor also features a double bedroom with built-in wardrobes and is served by a separate bathroom, offering flexibility for this room to be a guest room, or a home office.





The Bedrooms

Ascending to the first floor, the principal bedroom is a generously proportioned space with good natural light and benefits from an ensuite bathroom. The second bedroom also benefits from its own ensuite. The third bedroom is a comfortable double room and is served by a separate family bathroom on this level. A utility room provides practical additional storage.

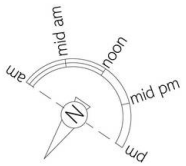
The property is presented in good condition throughout, decorated in a traditional style. Notable features include good ceiling height across both floors, a well-considered duplex layout that separates the living and sleeping accommodation and practical storage solutions throughout.



The Neighbourhood

Swan Court is located walking distance from the prestigious King's Road in the heart of Chelsea, with lift access and porter service. The building is moments away from the upmarket boutiques and many restaurants that line this famous street.

Sloane Square Underground station is within easy reach providing excellent transport links, while the open spaces of Duke of York Square and the cultural attractions of the Saatchi Gallery are a short walk away. The Thames and Chelsea Embankment offer riverside walks and are easily accessible from this prime Chelsea address.



Swan Court, SW3

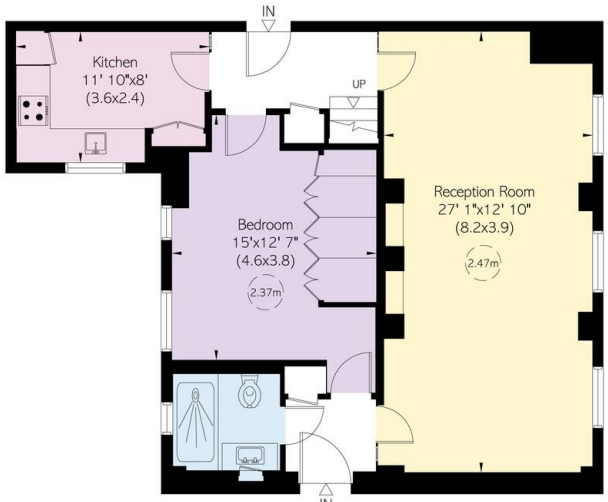
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Approximate Internal Area
1,535 sq ft/ 143 sq m

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



Ground Floor

RUSSELL
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Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

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