



## **RUSSELL SIMPSON**

Spacious maisonette with a lofty  
reception room and far-reaching  
views

SYDNEY MEWS  
CHELSEA SW3

# Sydney Mews

£2,350,000

BEDROOMS 3	INTERNAL 2,089 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 3	194 SQM	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 166 YEARS	GROUND RENT —	SERVICE CHARGE £300 P/Y

## The Property

Three bedroom property benefiting from air conditioning, moments away from the Fulham Road

The property has contemporary interiors, adding to the sense of brightness and space, and air conditioning throughout.





## Indoor Spaces

The property is centred on a spacious reception room with high ceilings and a pair of south-east facing sash windows. These windows look down Stewart's Grove, offering an open aspect that ends with the spires of St Luke's. The room has enough space for separate dining and seating areas, while double doors open onto the fitted kitchen.





## The Bedrooms

The second floor features a pair of bedrooms. The principal bedroom includes an ensuite bathroom and considerable inbuilt storage space. The second bedroom has a bathroom next door and striking views towards Onslow Square.

The lower ground floor features an additional room that could be used as either a study or an ensuite bedroom. This floor also contains a laundry room and a storage vault.





## The Neighbourhood

The maisonette's front door opens onto Sydney Mews, while a convenient second door opens onto the Fulham Road.

Sydney Mews is a private, partially cobbled cul-de-sac leading off the Fulham Road. From here, the many restaurants, shops and cafes of Chelsea are close. In addition, South Kensington underground station is a short walk away, along with the neighbourhood's outstanding museums and cultural institutions.

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img 1

Principal Bedroom Views

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img 2

Exterior



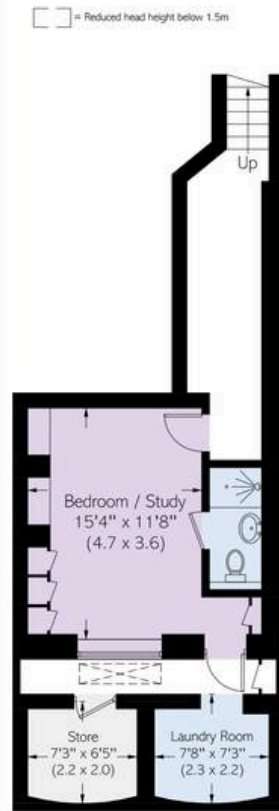
# Sydney Mews SW3

**Approximate area**  
194.1 sq m / 2089 sq ft

**Including limited use area**  
(1.9 sq m / 20 sq ft)

**Approximate external area**  
1.7 sq m / 18 sq ft

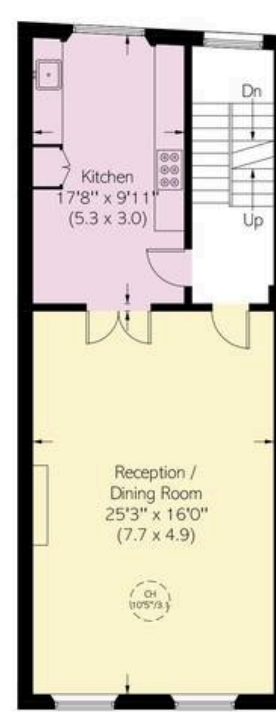
## RUSSELL SIMPSON



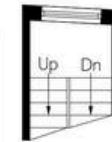
Lower Ground Floor



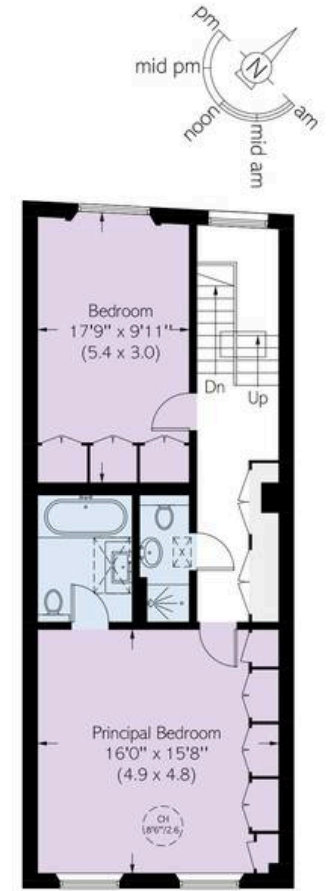
Ground Floor



First Floor



Half Landing



Second Floor

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.

**RUSSELL  
SIMPSON**

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