



**RUSSELL
SIMPSON**

Elegant one-bedroom flat with three
separate balconies

SYDNEY STREET
CHELSEA SW3

Sydney Street

£785,000

BEDROOMS 1	INTERNAL 489_{SQ FT}	OUTDOOR 81_{SQ FT}	COUNCIL RBKC
BATHROOMS 1		EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 999_{YEARS}	GROUND RENT —	SERVICE CHARGE £4,800_{P/Y}



The Property

A beautifully presented flat on the first floor of a Victorian building

The property is presented in superb condition throughout, decorated in a restrained contemporary style. Notable features include high ceilings creating impressive proportions, wooden floors across the principal living areas, built-in storage solutions, and granite kitchen surfaces. The flat benefits from excellent natural light throughout and thoughtful space planning.

The property includes three separate balconies accessed from the reception room, kitchen, and bedroom respectively, providing exceptional outdoor space and flexibility for different uses throughout the day.

Entertaining Spaces

Entering the flat, the reception room is cosy and welcoming, providing enough space for seating and dining areas, and gives direct access to a balcony via large French doors, creating a seamless indoor-outdoor flow. The room maintains refined character with neutral tones and excellent natural light. The kitchen sits alongside the reception and is well-designed with ample storage and modern appliances.





The Bedroom

The property features a generous double bedroom, with built-in wardrobes and access to its own private balcony. It also benefits from an ensuite bathroom, decorated in a contemporary style.





The Neighbourhood

Sydney Street is an attractive street in the heart of Chelsea, moments away from the King's Road with its upmarket boutiques and many restaurants. The area offers excellent shopping and dining options, while Sloane Square Underground station provides excellent transport links. The open spaces of Burton's Court and the cultural attractions of the Saatchi Gallery are within easy reach, with the Thames and Chelsea Embankment a short walk away.

Sydney Street, SW₃

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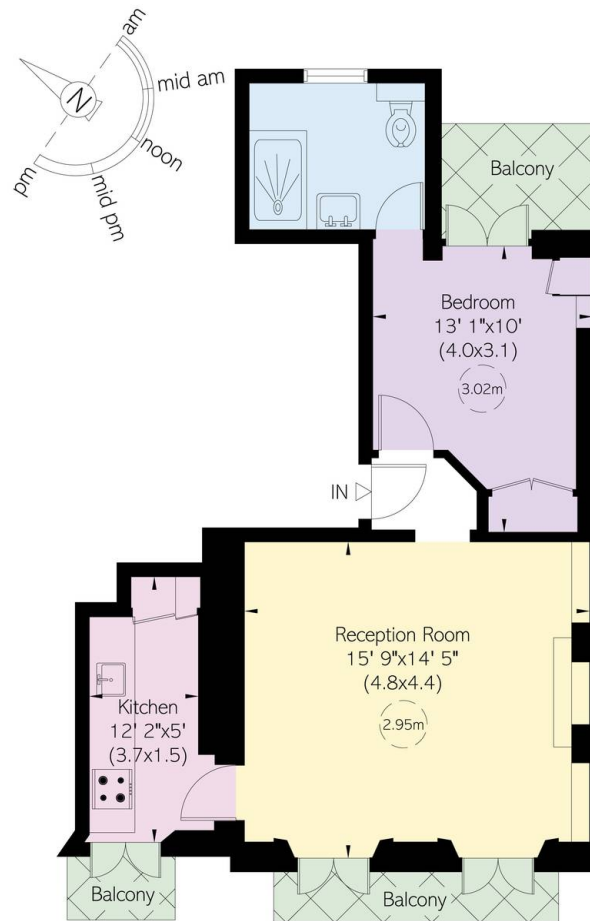
Approximate Internal Area

489 sq ft/ 45 sq m

Outside Area

82 sq ft/ 8 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

**RUSSELL
SIMPSON**

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