



RUSSELL SIMPSON

Holly Lodge is an immaculate
duplex, in the heart of Chelsea

THISTLE GROVE
CHELSEA SW10

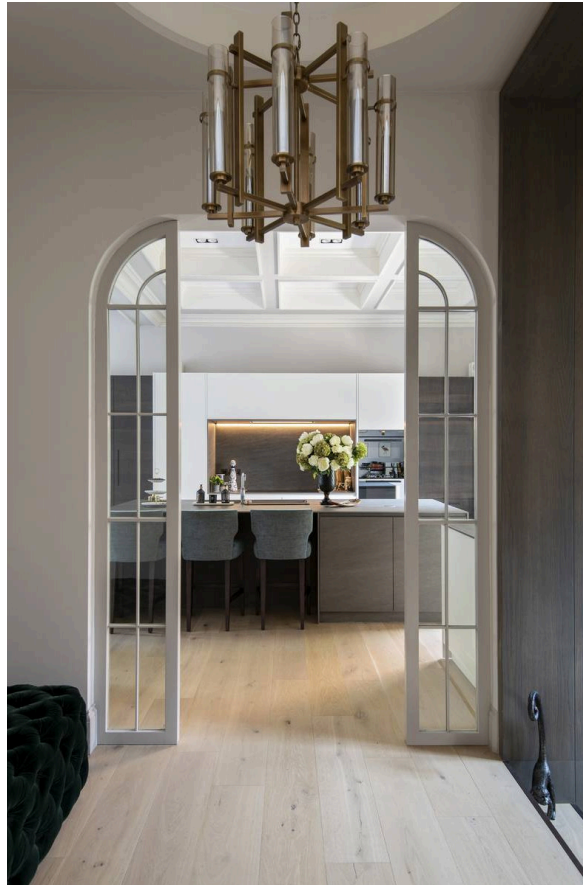
Thistle Grove

Sold

BEDROOMS 3	INTERNAL 2,369 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 3	220 SQM	EPC D	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 994 YEARS	GROUND RENT —	SERVICE CHARGE £8,975 P/Y

The Property

This is a truly special home, offering a grand entrance and private front door giving it the privacy of a house, whilst benefitting from the services of a mansion block, with dual access.





Indoor Spaces

The flat offers lavish double fronted lateral space with proportions alike an artist studio and wonderful green views, accompanied by three well thought out double bedrooms and bathrooms. The flat has been renovated to a truly exceptional standard with meticulous attention to detail and an inspiring sense of design. The flat benefits from direct access to a beautifully presented communal garden.





The Neighbourhood

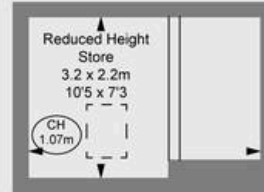
Holly Lodge is located on this quiet enclave, moments from the hubbub of the Fulham Road, South Kensington and Chelsea.

THISTLE GROVE, SW10

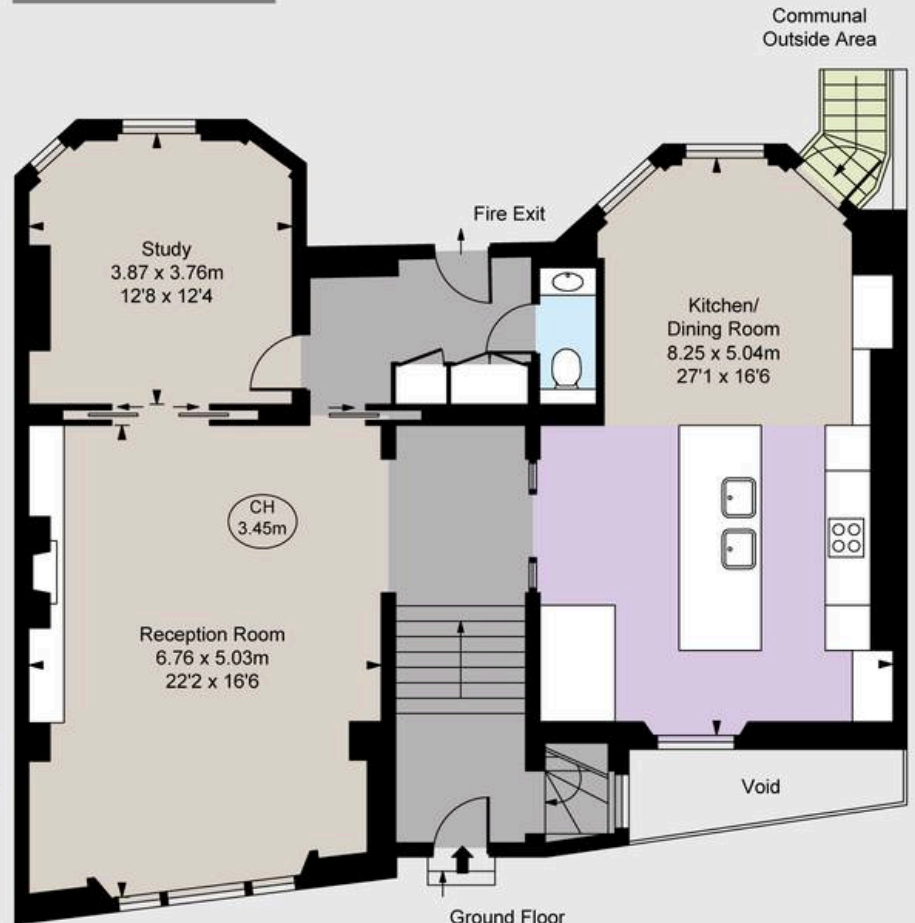
Gross internal area 2,369 sq ft (220.05 sq m)
 Addition area (Reduced Height Store) 72 sq ft (6.69 sq m)
 Total area shown on plan 2,441 sq ft (226.74 sq m)
 including restricted height under 1.5m ([- - - - -])
 CH = Ceiling Heights
 For identification purposes only.

For illustrative purposes only – not to scale

The position and size of doors, windows, appliances
 and other features are approximate only.



Lower Ground Floor
 Approximate Gross Internal Area
 111.46 sq m / 1,200 sq ft



Ground Floor
 Approximate Gross Internal Area
 108.59 sq m / 1,169 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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**RUSSELL
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