



RUSSELL SIMPSON

Bright two-bedroom flat with terrace
in prestigious Chelsea

FLOOD STREET
CHELSEA SW3

Flood Street

£1,569 _{P/W}

BEDROOMS 2	INTERNAL 1,192 _{SQ FT} 110 _{SQM}	OUTDOOR 59 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX RBKC



The Property

A beautifully presented two-bedroom flat arranged over two floors.

Entering the flat on the first floor, you step directly into the reception room, which commands impressive proportions and fills the space with light from large windows with white frames. The wooden floors add warmth throughout this level, while the generous space accommodates both dining and seating areas.

The Kitchen

The room flows seamlessly through to the kitchen, which features distinctive green cabinetry with metallic handles, integrated appliances including gas cooking, and dark countertops. A large window with a roller blind overlooks the surrounding area, while the space maintains an open connection to the reception room. This floor also features a guest washroom as well as a private terrace.

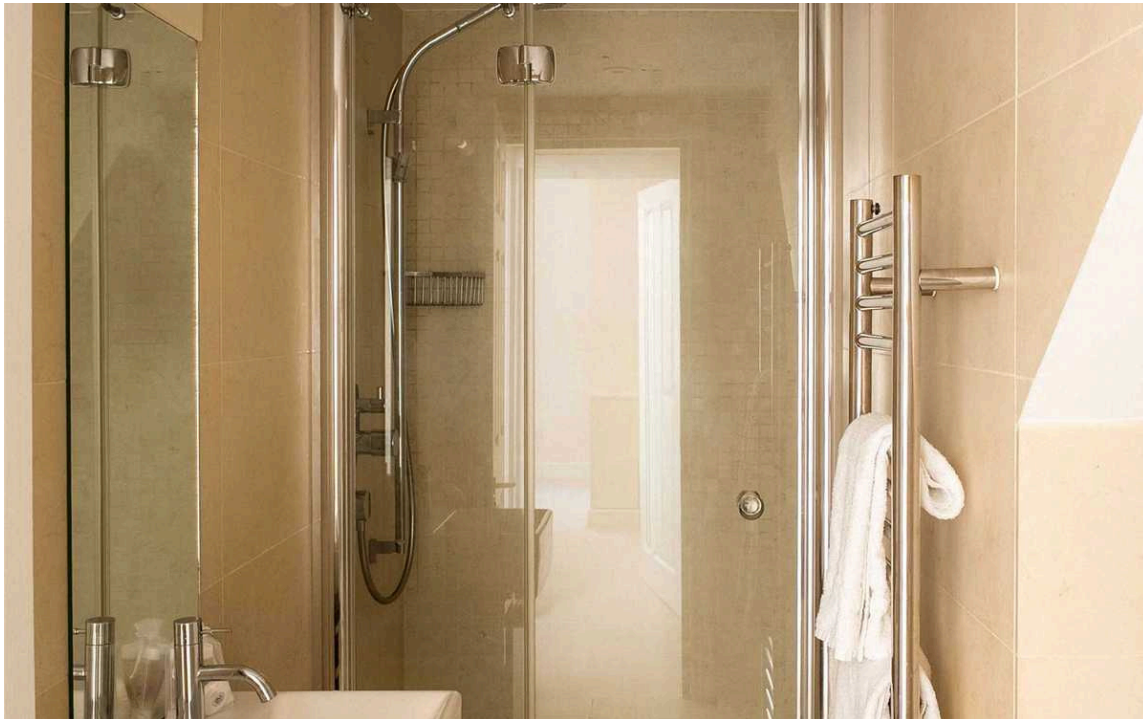




The Bedrooms

Descending to the raised ground floor, the principal bedroom is generously proportioned with built-in storage and benefits from an ensuite bathroom. The second bedroom offers excellent proportions with built-in storage and fitted cabinetry, served by a separate shower room.

The bathrooms are thoughtfully designed with modern fixtures, featuring glass-enclosed showers, contemporary basins with stylish faucets, and neutral tiling throughout that maximises the sense of space.





The Neighbourhood

The property includes a terrace accessed from the kitchen, providing space for outdoor seating within this sought-after Chelsea location.

Flood Street is a quiet residential address in the heart of Chelsea, moments away from the King's Road with its upmarket boutiques and many restaurants. The property is within easy reach of Sloane Square station and the open spaces of the Royal Hospital Chelsea, while the artistic treasures of the Saatchi Gallery and the sophisticated shopping of Duke of York Square are a short walk away. This prestigious SW3 location offers the perfect balance of tranquil residential living and access to Chelsea's renowned cultural and retail offerings.



Flood Street, SW₃

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Approximate Internal Area

1,192 sq ft/ 111 sq m

Including limited use area

15 sq ft/ 1 sq m

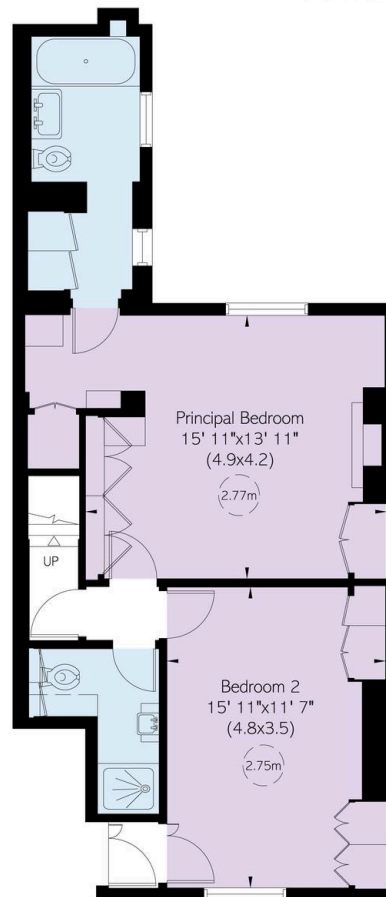
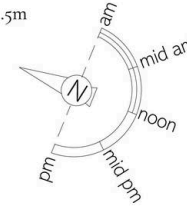
Outside Area

60 sq ft/ 6 sq m

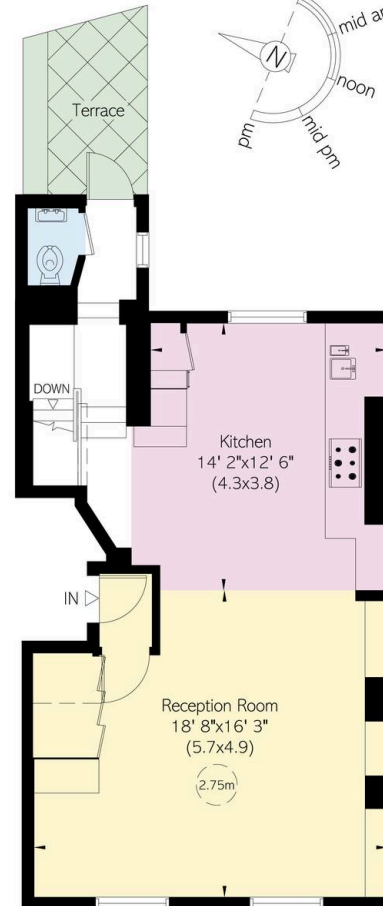
This plan is for layout guidance only, not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Reduced head height below 1.5m



Raised Ground Floor



First Floor

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