



## **RUSSELL SIMPSON**

Elegant and spacious three-bedroom  
maisonette with garden on one of  
Chelsea's most prestigious streets

CHEYNE GARDENS  
CHELSEA SW3

Cheyne Gardens

£2,700,000

|                                        |                                                                                             |                                                           |                                                                |
|----------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|
| <div>BEDROOMS</div> <div>3</div>       | <div>INTERNAL</div> <div>1,762 <small>SQ FT</small></div> <div>163 <small>SQM</small></div> | <div>OUTDOOR</div> <div>774 <small>SQ FT</small></div>    | <div>COUNCIL</div> <div>RBKC</div>                             |
| <div>BATHROOMS</div> <div>2</div>      |                                                                                             | <div>EPC</div> <div>E</div>                               | <div>COUNCIL TAX</div> <div>H</div>                            |
| <div>TENURE</div> <div>Leasehold</div> | <div>LEASE LENGTH</div> <div>94 <small>YEARS</small></div>                                  | <div>GROUND RENT</div> <div>£275 <small>P/Y</small></div> | <div>SERVICE CHARGE</div> <div>£6,597 <small>P/Y</small></div> |

# The Property

Delightful duplex flat with lofty interiors in a historic neighbourhood near the Thames

Stepping inside through a private entrance on the raised group floor, the entrance hall leads into a generous reception room. High ceilings and a bow window create a bright space, while the cornice and fireplace give added elegance.

The flat has been decorated in a traditional style to suit its historic setting.



## Indoor Spaces

Next door is a beautiful dining room, also with high ceilings, flowing through to the kitchen, which has access to the garden. A guest WC completes this level.





## The Bedrooms

The lower ground floor consists of three bedrooms. The principal bedroom has an ensuite bathroom with a bath, while the other two bedrooms share another bathroom with bath. This floor also has separate street access and additional storage space.



## Outdoor Spaces & The Neighbourhood

The property includes a paved rear garden with planted borders and enough space for outdoor seating.

Cheyne Gardens is a quiet street, lined with red-brick Victorian houses, close to the historic properties of Cheyne Walk. Over the nineteenth and twentieth centuries, this street was home to numerous celebrated figures, including the writer George Eliot, the painter J.M.W. Turner, and the actress Elizabeth Taylor.

Both Albert Bridge and the Chelsea Embankment are a short distance away, while the beautiful private grounds of the Chelsea Physic Garden and the open spaces of Battersea Park are within each reach. Finally, the celebrated shops and restaurants of the King's Road are nearby, as well as the charming streets that make up the Chelsea village.



Cheyne Gardens, SW3

Approximate Internal Area  
1,762 sq ft / 164 sq m

Including limited use area,  
garden store and vaults  
188 sq ft / 16 sq m

Outside Area  
774 sq ft / 72

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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.



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SIMPSON**

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## Contact Us

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