



**RUSSELL
SIMPSON**

Lateral flat in prestigious Chelsea
mansion block with lift

CRANMER COURT
CHELSEA SW3

Cranmer Court

£2,250,000

BEDROOMS 2	INTERNAL 1,332 SQ FT 123 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 115 YEARS	GROUND RENT —	SERVICE CHARGE £12,332 P/Y



The Property

A well-proportioned two/ three bedroom flat on the first-floor

Entering the flat, you step into a generous reception room with high ceilings and two large windows that fill the room with natural light. Currently set-up as a dining room, the reception room continues on to an excellent entertaining space, creating seamless connectivity between the two areas. This is an impressive room, with three large windows, and gives access to the rest of the flat.

The kitchen is thoughtfully positioned and features contemporary fitted units. The space allows enough space for in-formal dining, and benefits from a serving-hatch window, creating an open-plan style while still maintaining privacy between the two room.

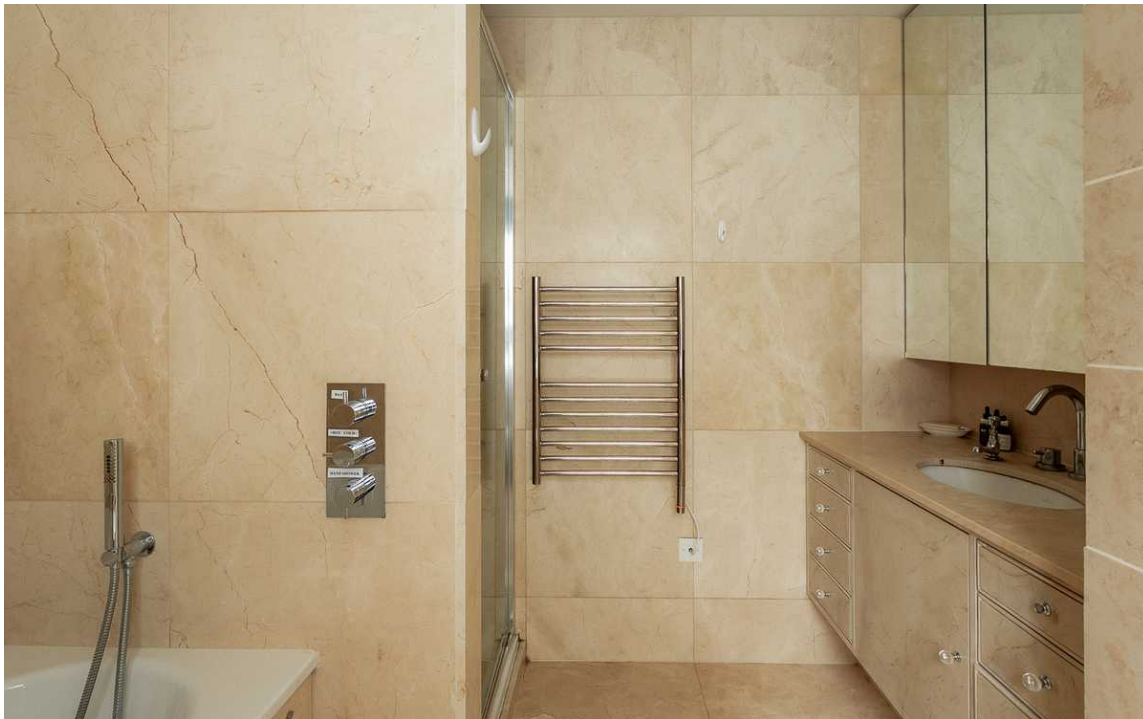
The flat benefits from high ceilings and well-proportioned rooms, maintaining the property's sense of grandeur, while the thoughtful layout provides excellent separation between living and sleeping areas.





The Bedrooms

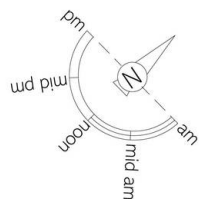
The accommodation continues with two well-proportioned bedrooms. The principal bedroom is a substantial double room with built-in wardrobes providing ample storage and benefits from excellent natural light through large windows, as well as an ensuite bathroom. The second bedroom is a generous double room, also benefiting from an ensuite bathroom, while a separate dressing room, or office, adjacent to the principal bedroom offers flexible use, as it could also be used as an additional third bedroom.





The Neighbourhood

Cranmer Court is found on Whiteheads Grove; a quiet residential address in the heart of Chelsea, moments away from the King's Road with its upmarket boutiques and many restaurants. The location offers easy access to the open spaces of Battersea Park and the cultural attractions of the Saatchi Gallery. Sloane Square underground station is within walking distance, providing excellent transport links across London. The area benefits from proximity to the Royal Hospital Chelsea and remains one of London's most prestigious residential locations, with the sophisticated atmosphere and distinguished character that makes Chelsea so desirable.



Cranmer Court, SW₃

Approximate Internal Area
1,332 sq ft/ 124 sq m

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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.



First Floor

**RUSSELL
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