



## **RUSSELL SIMPSON**

Spacious and stylish two-bedroom  
apartment in a special development  
for those aged 65 and over

DOVEHOUSE STREET  
CHELSEA SW3

Dovehouse Street

£5,900,000

|                     |                           |                  |                     |
|---------------------|---------------------------|------------------|---------------------|
| BEDROOMS<br>2       | INTERNAL<br>1,478 SQ FT   | OUTDOOR<br>—     | COUNCIL<br>RBKC     |
| BATHROOMS<br>2      | 137 SQM                   | EPC<br>B         | COUNCIL TAX<br>G    |
| TENURE<br>Leasehold | LEASE LENGTH<br>981 YEARS | GROUND RENT<br>— | SERVICE CHARGE<br>— |



## The Property

Auriens Chelsea, a development for the over 65s, offers a gym, 15m pool, salon, sauna, cinema, library, bar, restaurant and private courtyard garden by award-winning garden designer Andy Sturgeon.

## Indoor Spaces

Entering the residence on the fourth floor, the front hallway leads into a large reception room. As well as ample space for separate dining and seating areas, full-length windows bring in plenty of natural light. Furthermore, sliding doors flow through to a well-proportioned kitchen with a utility cupboard next door.





## The Bedrooms

The apartment also features a pair of bedrooms. The principal bedroom has a dressing room and a generous ensuite bathroom with a bath, while the second bedroom is also ensuite. A guest WC and further storage space complete the property.



## The Design

The residence has been finished to an excellent standard with interiors blending classical and contemporary design details to create tasteful and timeless rooms. It includes high-quality oak flooring for the living areas; marble countertops, wall tiles and showers for the bathrooms; handmade cabinets and integrated Miele appliances for the kitchens.

It also includes underfloor heating, comfort cooling, and central control systems for lighting and temperature. Smart technology, such as motorised kitchen cabinets, as well as insulated walls and triple-glazed windows, ensure a sense of calm and ease. Finally, apartments are designed with healthcare professionals to be future-proof and easily adaptable if needs change.



# The Community

The sense of community and friendship at Auriens is truly exceptional. It's a place where genuine connections are nurtured and companionship flourishes. Every day presents an opportunity to engage with like-minded individuals, share stories, enjoy laughter, and build lasting relationships.

Whether it's over a leisurely breakfast, during a stimulating discussion in the library, or while participating in one of the many specially curated social events, residents find comfort in the warmth and camaraderie that surrounds them. At Auriens, no one is ever far from a friendly face or a supportive conversation. It's a community where everyone feels valued, seen, and embraced.

Find out more about Auriens [here](#).



## The Neighbourhood

Auriens Chelsea is conveniently positioned on Dovehouse Street, which connects the King's Road to the Fulham Road. From here, the neighbourhood's many restaurants and shops are within walking distance. Furthermore, the world-class cultural venues of Chelsea and South Kensington are a short drive away.

# Extra Information

A Monthly Management Charge (MMC). This covers a range of things like staffing, security, maintenance, and general operating costs. Additional care and other extra services are charged separately to you on a pay-as-you-go basis.

- Option A: £2,513 per month increased annually in January in line with RPI.
- Option B: £1,570 per month fixed and will only change if there is a change in the qualifying occupant (typically on resale).

A Deferred Management Fee (DMF) is a percentage of the sale price and is payable when your apartment is sold. The DMF ensures you and Auriens have a mutual interest in maintaining the long-term capital values of the properties in the community – and therefore in keeping the building and services maintained. This fee works alongside the MMC to ensure any repairs and maintenance work can be taken care of, without the community having to worry about a lack of funds. There are two options to provide different combinations of DMF and MMC to suit your lifestyle and preferences. The Deferred Management Fee is calculated as a percentage of the sale price.

- Option A: DMF accrued at 3% for each year or part year that you own your apartment. The maximum fee is capped at 15% of the higher of the sale price or the open market value of your apartment. In conjunction with the MMC above, Option A can be described as "higher and indexed Monthly Management Charge, lower Deferred Management Fee" and will suit those who wish to maximise their returns on resale.
- Option B: DMF accrued at 5% for each year or part year that you own your apartment. The maximum fee is capped at 25% of the higher of the sale price or the open market value of your apartment. In conjunction with the MMC above, Option B can be described as "lower and fixed Monthly Management Charge, higher Deferred Management Fee" and will suit those who wish to minimise their annual charges and want cost certainty on their outgoings.

For worked examples of these charges over time, please see the [Auriens Key Facts](#) document.

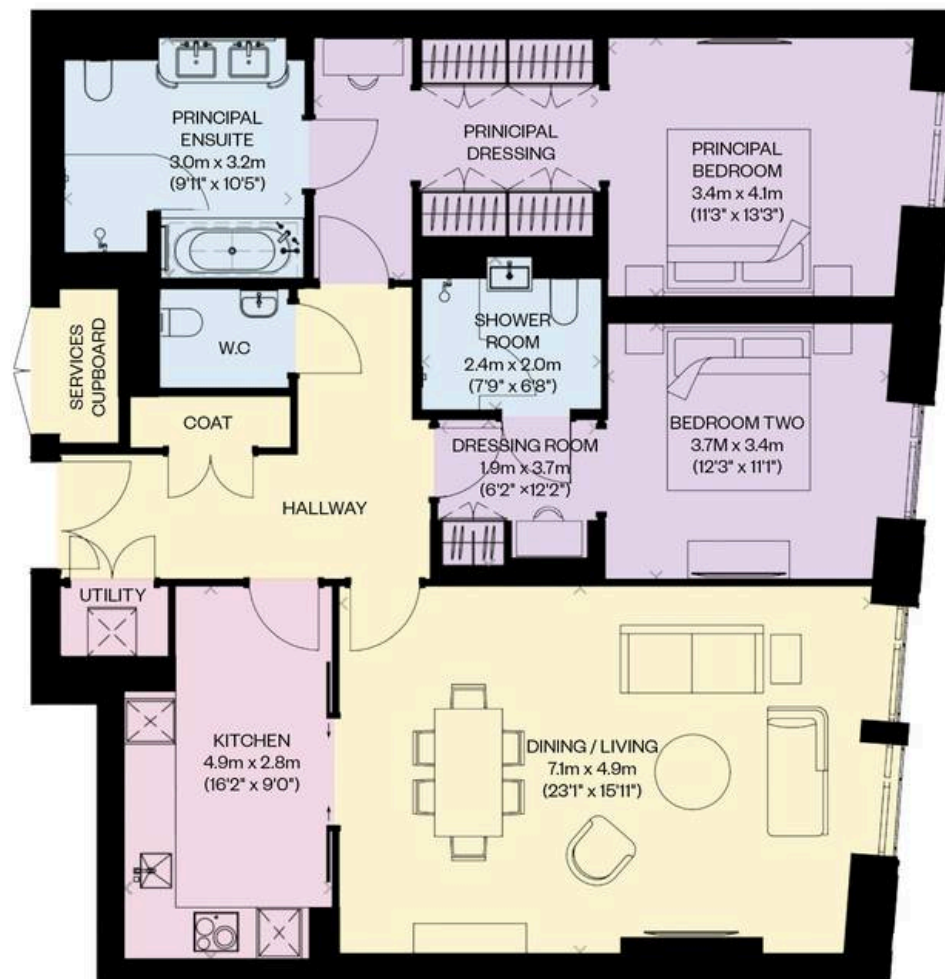
Domiciliary (personal) care is available at an additional charge from Auriens' care partner. Ongoing inescapable charges include Apartment Utility charges and a Monthly Energy Centre charge. An apartment must be occupied by at least one "qualifying occupant" who must be a person aged 65 or over.

Dovehouse Street,  
SW3

**Approx Gross Internal Area**  
1,478 sq ft / 137 sq m

**RUSSELL  
SIMPSON**

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.



FOURTH FLOOR

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)