



**RUSSELL  
SIMPSON**

Durham House

DURHAM HOUSE  
CHELSEA SW3

# Durham House

Sold

<div>BEDROOMS</div> <div>5</div>	<div>INTERNAL</div> <div>2,353 <small>SQ FT</small></div> <div>218 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>981 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£15,330 <small>P/Y</small></div>





## The Property

The property is arranged over two floors, with the magnificent Drawing Room overlong the green frontage whilst the kitchens/breakfast room overlooks the secluded communal patio area to the rear. Downstairs provides substantial and adaptable bedroom accommodation with the flexibility of four bedrooms and an additional studio flat that can be entered independently. Access to Burton Court is by separate arrangement.





## The Neighbourhood

Set back from the road, Durham House is a beautifully presented wide fronted building that provides a resident caretaker, a designated off street parking space and a communal courtyard. Located south of the Kings Road, the immediate area offers an abundance of outdoor space, from Burton Court (entry by separate negotiation), Ranelagh Gardens, Physic Gardens (subject to a yearly fee) and the open spaces of Battersea Park to be found just over Albert Bridge. The nearest underground station is Sloane Square, served by District and Circle Lines.

**DURHAM PLACE  
1 DURHAM HOUSE SW3**

APPROX. GROSS INTERNAL AREA \*  
2353 Ft<sup>2</sup> - 219 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



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