

RUSSELL SIMPSON

Beautifully decorated three-bedroom
maisonette with garden close to the
King's Road

FLOOD STREET
CHELSEA SW3

Flood Street

£2,250,000

| | | | |
|--|---|---|--|
| <div>BEDROOMS</div> <div>3</div> | <div>INTERNAL</div> <div>1,062 <small>SQ FT</small></div> | <div>OUTDOOR</div> <div>—</div> | <div>COUNCIL</div> <div>RBKC</div> |
| <div>BATHROOMS</div> <div>2</div> | | <div>EPC</div> <div>D</div> | <div>COUNCIL TAX</div> <div>G</div> |
| <div>TENURE</div> <div>Leasehold</div> | <div>LEASE LENGTH</div> <div>140 <small>YEARS</small></div> | <div>GROUND RENT</div> <div>£250 <small>P/Y</small></div> | <div>SERVICE CHARGE</div> <div>—</div> |



The Property

Bright duplex flat with elegant interiors on a popular and prestigious street in Chelsea



Indoor Spaces

Stepping into the flat on the ground floor, the front hall opens onto the principal bedroom suite. This includes a bedroom with a wide bay window and inbuilt wardrobe space, an ensuite bathroom and a seating area with a French door overlooking the garden. There is also another bedroom on the half-landing.

The lower ground floor consists of a bedroom, with a next-door bathroom and a generous reception room with space for separate dining and seating areas. Sliding French doors lead into the garden, while an overhead lantern skylight floods this space with light. It also opens onto a convenient kitchen.



The Design

The property is decorated in an elegant style that blends classic and contemporary features. Its modern and neutral interiors emphasise the sense of light and space throughout, whilst benefiting from underfloor heating throughout.





Outdoor Spaces

The property includes a rear garden with enough space for outdoor seating. There is also a front patio with outdoor storage.



The Neighbourhood

Flood Street is an attractive road in old Chelsea, lined with terrace houses. From here, the many restaurants and shops of the Kings' Road are close, while Sloane Square station is within walking distance.

Residents have the right to apply for membership of the impressive sports facilities at nearby Burton Court, as well as the beautiful grounds of the Chelsea Physic Garden.

Flood Street,
SW3

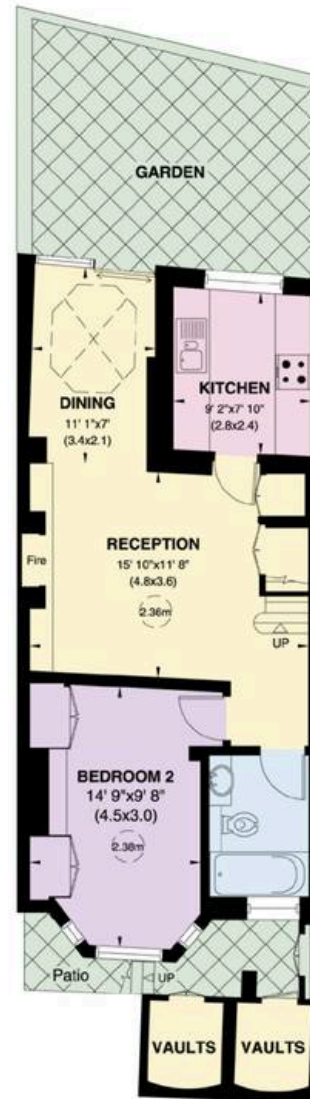
Approx Gross Internal Area

1,062 sq ft / 99 sq m

Including Vaults

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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.



LOWER GROUND FLOOR



RAISED GROUND FLOOR



**RUSSELL
SIMPSON**

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