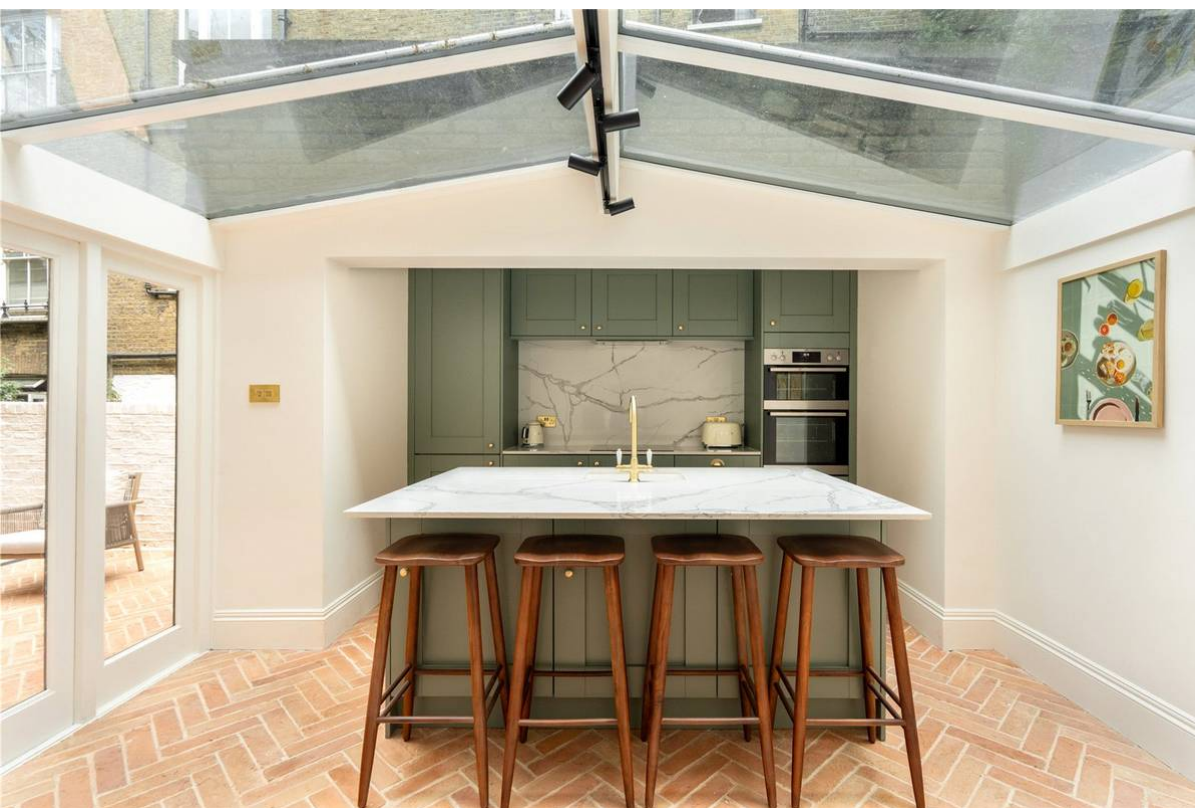




RUSSELL SIMPSON

A lower-ground floor flat is
presented in excellent condition,
with the benefit of a private garden

IFIELD ROAD
CHELSEA SW10

Ifield Road

£1,250,000

BEDROOMS 2	INTERNAL 1,075 SQ FT	OUTDOOR 233 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH 991 YEARS	GROUND RENT —	SERVICE CHARGE £1,611 P/Y



The Property

A unique two-bedroom flat in Chelsea.

The flat opens into a spacious reception room, accessed via a welcoming entrance hall. Decorated with herringbone wooden floors, the space gives plenty of space for soft seating. A small set of stairs rises from the reception room to the kitchen, allowing the two rooms to be connected but also giving a sense of privacy. Fitted with a grand central island topped in marble, the room is flooded with light from the glass roof above, as well as large French doors, which give access to the garden; this creating the perfect entertaining space.



The Bedrooms

There are two, spacious double bedrooms, both benefiting from ensuite bathrooms, as well as ample built-in storage. The principal ensuite further benefits from a walk-in shower and freestanding bath, while the bedroom also has direct access to the garden. A separate guest cloakroom sits off the hallway and completes the property. The flat retains a number of considered details, including the marble fireplace and island in the kitchen and reception, as well as the herringbone design of the floor, running throughout both rooms.





Outdoor Spaces

The property includes an east-facing garden. The garden is designed with a paved herringbone floor and gives space for outdoor seating and dining, off from the kitchen.



The Neighbourhood

Ifield Road is a quiet residential street in Chelsea, SW10, lined with classic terraced houses. Fulham Broadway station is within easy reach, along with West Brompton and Earl's Court stations. The King's Road offers a wide choice of shops and restaurants, while Brompton Cemetery provides a nearby green space. Local schools and amenities are also within easy reach.

Ifield Road, SW10

Approximate Internal Area

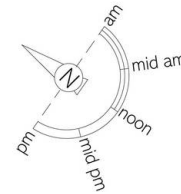
1,075 sq ft/ 100 sq m

Outside Area

233 sq ft/ 22 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.



Lower Ground Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021