



**RUSSELL
SIMPSON**

Painters Yard

OLD CHURCH STREET
CHELSEA SW3

Old Church Street

Sold

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>2,035 <small>SQ FT</small></div> <div>189 <small>SQM</small></div>	<div>OUTDOOR</div> <div>725 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>971 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£11,000 <small>P/Y</small></div>



The Property

Situated within the famous Painters Yard development, the flat occupies a prime position on the second floor with a large terrace off both the main reception room and principal bedroom.

The property has a welcoming entrance hall that leads into a bar area and open plan reception room/dining room, with a well-appointed separate kitchen nearby. The main bedroom has a significant amount of built-in storage and a large ensuite bathroom that is in good condition. The second bedroom is again a good size and benefits from an ensuite shower room and a built-in office space.

There is a third bedroom that is currently set up as a dressing room with separate utility room that at one stage was another double bedroom with ensuite.





Outdoor Space



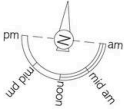
The Neighbourhood

Painter's Yard has a porter, lift and secure underground parking, accessed from Lawrence Street and this apartment has two allocated spaces. It is an enviably quiet and secure location within close proximity of world-renowned shops, bars and restaurants, as well as the excellent transport links that Chelsea provides.

PAINTERS YARD, OLD CHURCH STREET, SW3

Approximate Area = 2035 sq ft/ 189 sq m

Outside Area = 725 sq ft/ 67 sq m



Second Floor

VIEWING ARRANGEMENTS

Telephone: +44 (0) 20 7225 0277
Email: info@russellsimpson.co.uk

*This plan is for general guidance only. Not shown to scale unless stated. Windows and floor coverings are approximate. Where space is taken by the provision of this plan, please check all dimensions, shapes and compare fittings before making any decisions about your home.

**RUSSELL
SIMPSON**

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

kensington@russellsimpson.co.uk