



A beautifully presented first floor mansion flat in the heart of Chelsea

Rossetti Garden Mansions, Flood Street, London, SW3

Guide Price £2,950,000 Share of Freehold



Beautifully presented mansion flat • First floor position with 38' reception room • Passenger lift • Quiet and convenient location • Superb specification

Local Information

Rossetti Garden Mansions is located in the quiet enclave of 'Old Chelsea' which is between Chelsea Embankment and King's Road.

The property is within approximately 0.3 miles of the famous shops, cafés and restaurants of Chelsea, including Peter Jones.

The River Thames is located just 250 metres down the road. Chelsea Physic Garden, the second-oldest surviving botanical garden in England, is approximately 0.2 miles away by the river.

This is an ideal location for enjoying all the benefits synonymous with Chelsea lifestyle, with an array of boutiques, restaurants, galleries and cafes all just moments away.

About this property

This is a highly attractive and recently refurbished flat, beautifully presented and with a superb specification throughout.

With accommodation comprising three bedrooms and two bathrooms (one en suite), the most notable attribute is perhaps the exceptional open-plan kitchen/reception room measuring to over 38' wide with a feature bay window and two private balconies.

Located at first floor level and benefiting from significant ceiling heights and large windows, there is a wonderful sense of natural light; there is also a passenger lift in the building, serving all floors.

Rossetti Garden Mansions has long been regarded as one of the most sought after of Chelsea Mansion blocks; quietly and conveniently positioned. This flat will appeal to any buyer seeking a home or pied a terre in the heart of prime Central London.

Tenure

Share of Freehold (990 underlying leasehold years remaining)

Local Authority

Royal Borough of Kensington & Chelsea, London

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.

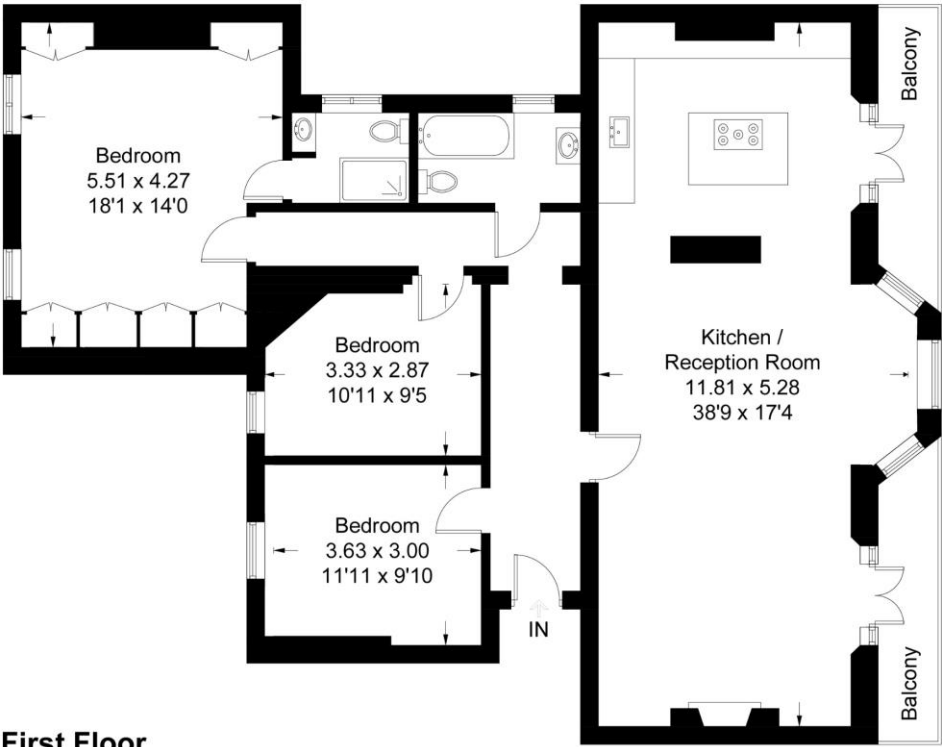
Telephone: +44 (0) 20 7578 9000.






Flood Street, SW3

Approximate Gross Internal Area = 122 sq m / 1313 sq ft



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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