



ALSTON HOUSE
OLD CHURCH STREET SW3

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An impressive, elegant and contemporary feeling duplex apartment, configured over the ground and lower ground floors of a converted period building.

With excellent ceiling heights throughout, large windows and a wonderful sense of natural light, the accommodation is very well proportioned, cleverly configured, and briefly comprises three bedrooms and three bathrooms, two of which are en suite. A significant open plan reception room with contemporary style kitchen benefits from direct access to a private west facing terrace.

The specification is excellent throughout and includes air conditioning to all the key rooms, replacement hardwood double glazed windows, marble appointed bathrooms and a Bulthaup kitchen.

There is no question that prospective buyers will be surprised at the sense of comfort and the proportions that this property offers; it could not be further from any attribute that could be considered as typical for a lower and ground floor property



Location

Old Church Street is a historical and significant address in Chelsea, running north/south between Fulham Road, Kings Road and on to Chelsea Embankment. This building is located in the section north of Kings Road and adjoining Mallord Street, close to Carlyle Square.

Local transport connections are conveniently found at Sloane Square (1.1 miles) and South Kensington (1 mile) underground stations, and the River Taxi is available from nearby the Cadogan Pier (1.4 miles).

This is an area that provides fantastic access to all the lifestyle benefits synonymous with this most iconic area of Prime Central London, spanning world renowned fashion boutiques and restaurants, cafes and galleries.



Accommodation

- Reception room
- 3 Bedrooms
- 3 Bathrooms
- 2,111 square feet
- Flat/apartment
- Duplex, basement, ground floor
- Patio/terrace
- Pre 1945
- Town/city
- Very good decoration

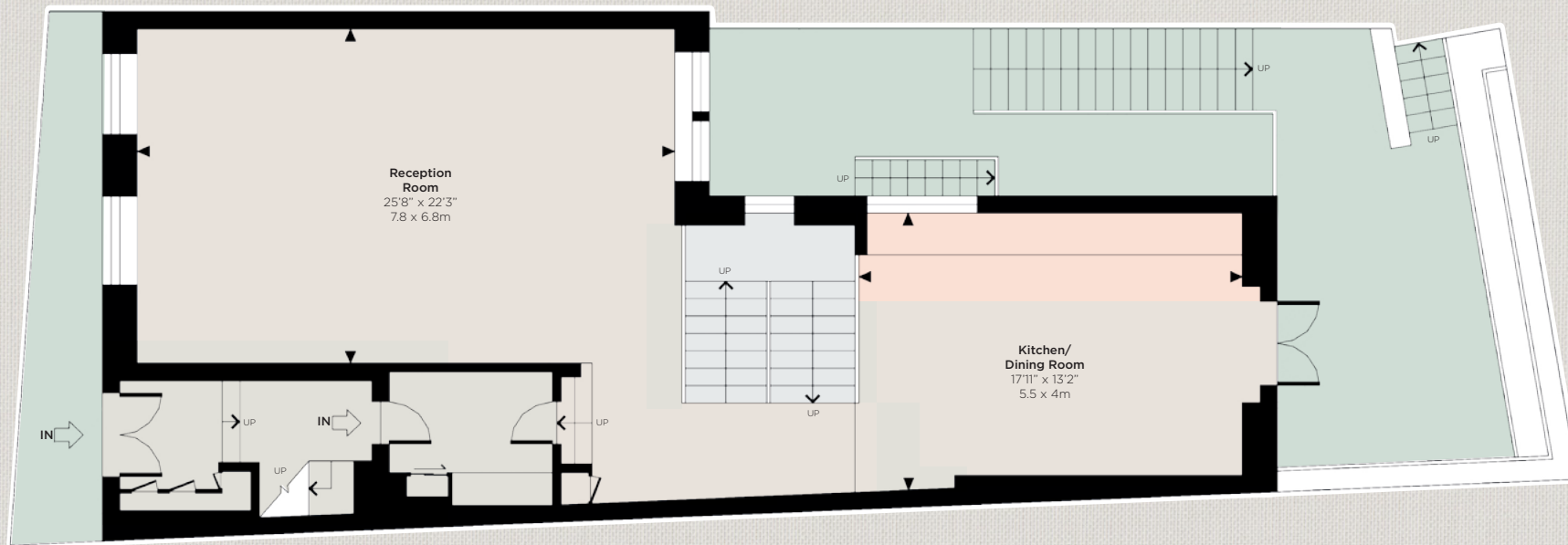
Terms

Tenure: Share of freehold

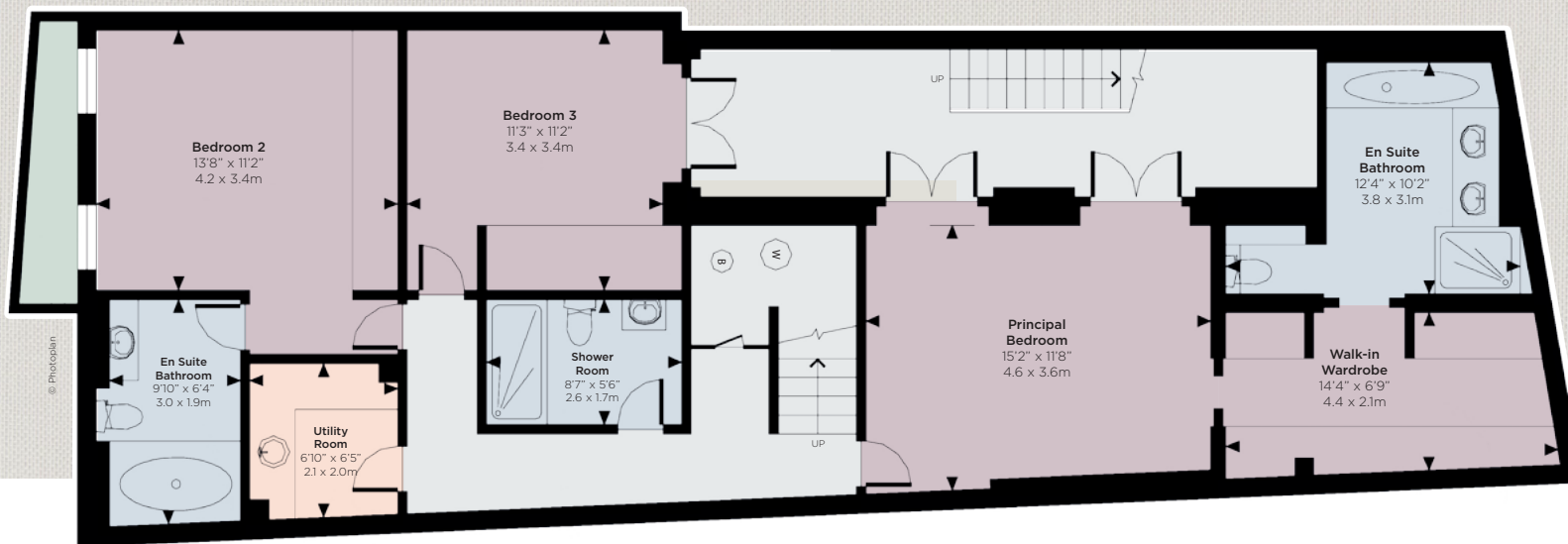
Price: £4,500,000

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band H



Ground Floor



Lower Ground Floor

Energy Efficiency Rating		Current	Potential
<small>100 = energy efficient - lower running costs</small>			
92-100	A	82	82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>100 = energy efficient - higher running costs</small>			
<small>England & Wales</small>			
<small>EU Directive 2002/91/EC</small>			



APPROXIMATELY
GROSS INTERNAL
FLOOR AREA WITH
COMMUNAL SPACE
2,202 SQ FT
204 SQ M

APPROXIMATELY
GROSS INTERNAL
FLOOR AREA WITHOUT
COMMUNAL SPACE
2,111 SQ FT
196 SQ M



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