



ALSTON HOUSE
OLD CHURCH STREET SW3

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An impressive and contemporary style second and third floor duplex apartment, beautifully presented and configured to provide an ideal arrangement as a home or pied-à-terre.

With excellent ceiling heights throughout, large replacement hardwood double glazed windows, and a wonderful sense of natural light, the accommodation is very well proportioned, cleverly configured, and briefly comprises three bedrooms and three en suite bathrooms, and a significant open-plan reception room with contemporary style kitchen. A further staircase from the top floor leads to significant roof terrace providing a 360 degree chimney pot view over Chelsea.

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



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
- 1,962 square feet
- Flat/apartment
- Upper floor
- Roof 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

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient – low 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>Not energy efficient – high running costs</small>			
England & Wales		EPC Reference: 2023/9162	



APPROXIMATELY
GROSS INTERNAL
FLOOR AREA WITH
COMMUNAL SPACE
2,038 SQ FT
189 SQ M

APPROXIMATELY
GROSS INTERNAL
FLOOR AREA WITHOUT
COMMUNAL SPACE
1,962 SQ FT
180 SQ M

