



ROSE SQUARE

Chelsea - SW3



HARWOOD
ADVISORY

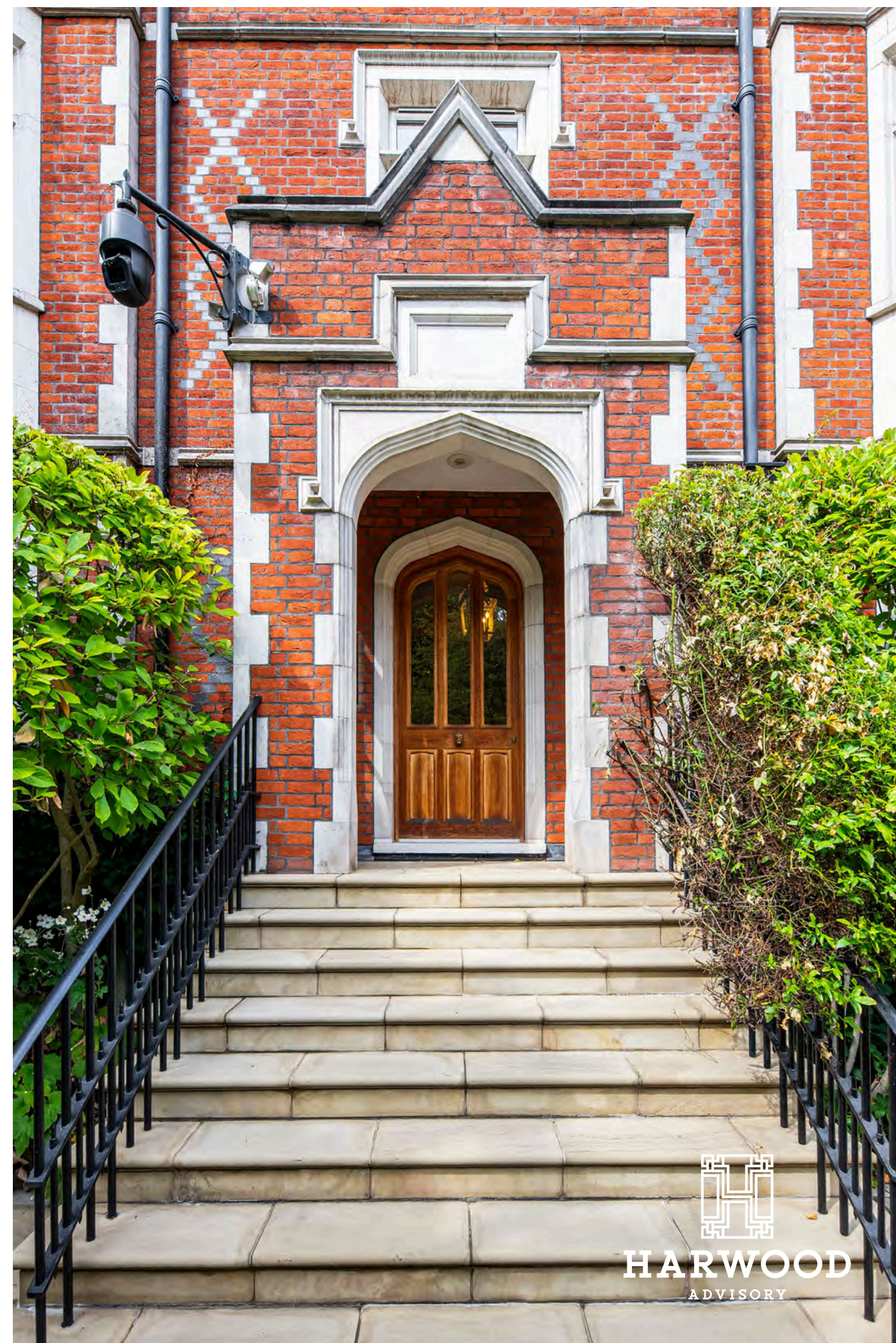
A particularly attractive four-bedroom duplex apartment extending to approximately 2,005 sq ft, set across the ground and lower ground floors of Rose Square, part of The Bromptons, one of Chelsea's most established and prestigious gated developments.



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The apartment benefits from its own private front door and an unusually broad triple-aspect position, creating a wonderful sense of independence while allowing an abundance of natural light throughout the principal living spaces.





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Generous reception and dining areas provide an excellent setting for both everyday family living and entertaining, with the accommodation thoughtfully arranged to create a clear separation between the main living spaces and the bedroom accommodation below.



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The lower level comprises four well-proportioned bedrooms and three bathrooms, while residents also enjoy an exceptional range of facilities including 24-hour portering and security, concierge services, landscaped communal gardens, a swimming pool, gymnasium and business facilities.



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A secure underground parking space completes the offering, while the development's position just off Fulham Road places the restaurants, cafés and boutiques of Chelsea and South Kensington within easy reach, alongside excellent transport connections.



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Key Points

Four Bedrooms | Three Bathrooms | Duplex Apartment | Approx. 2,005 sq ft | Private Front Door | Triple-Aspect Position | Secure Underground Parking | 24-Hour Porterage & Concierge | Residents' Swimming Pool & Gym | Gated Chelsea Development

Tenure:

Share of Freehold (approx 969 years remaining)

Total Annual Service Charge:

£30,860.63 (Including Reserve Fund & Parking)

Local Authority:

The Royal Borough of Kensington and Chelsea

Council Tax:

Band H

EPC Rating:

F

Approx. Gross Internal Area:

2,005 sq ft / 186 sq m

Guide Price:

£3,650.000

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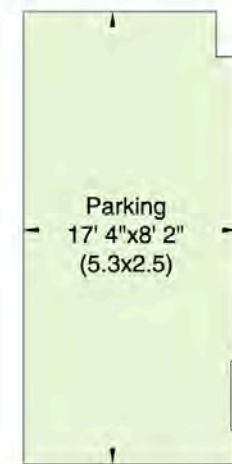
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Rose Square, SW3

Approximate Gross Internal Area
186 sq m/ 2005 sq ft

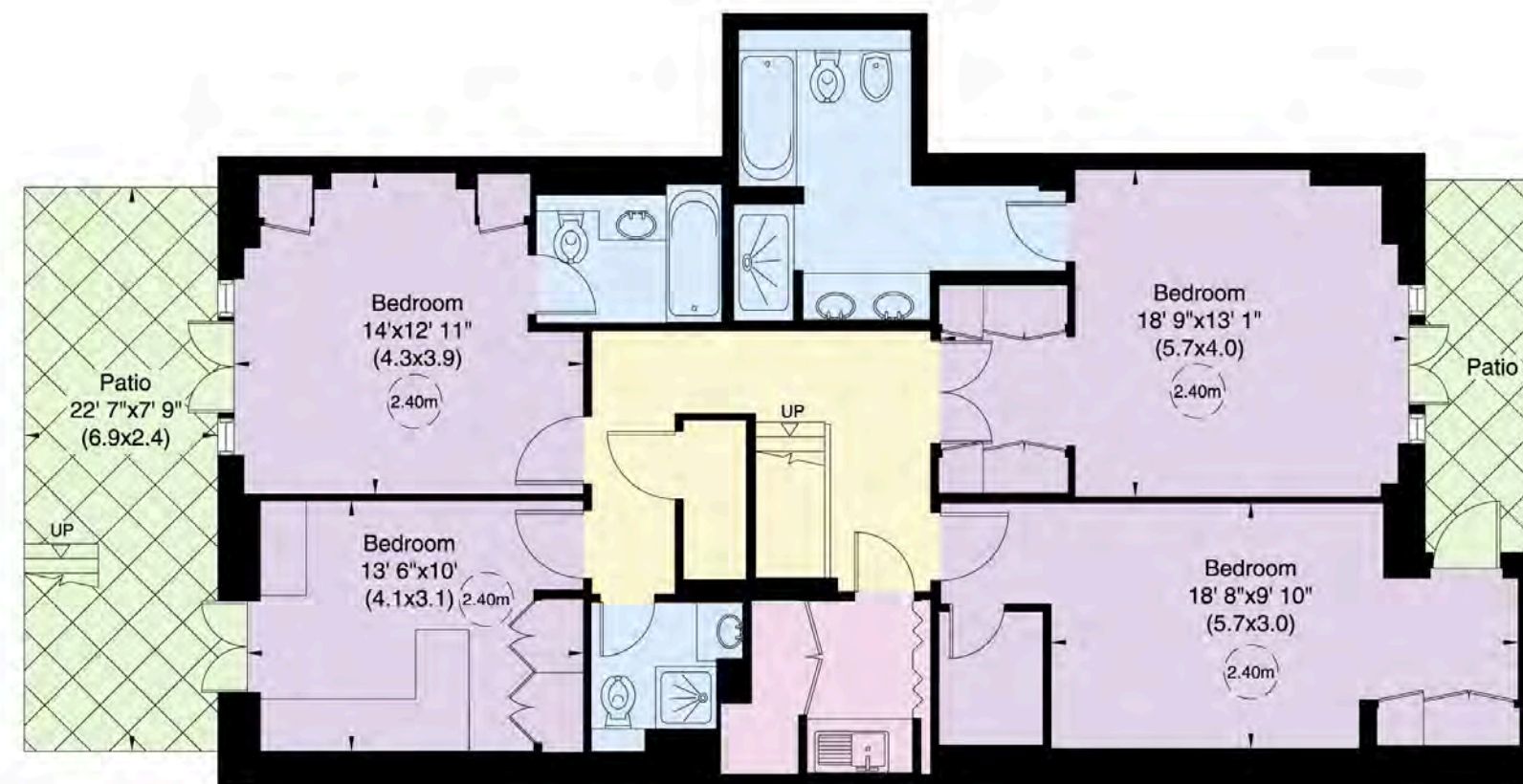
Not to Scale, for identification only



Basement



Ground Floor



Lower Ground Floor

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



For more information, contact:

Sami Robertson

T: +44 (0) 7748 508 891

E: sami@harwoodadvisory.com

Ollie Blakelock

T: +44 (0) 7979 692 240

E: ollie@harwoodadvisory.com

Marc Collier

T: +44 (0) 7454 726 600

E: marc@harwoodadvisory.com



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