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Chelsea · London SW3

Flood Street

A Chelsea Duplex

TWO BEDROOMS — PRIVATE TERRACE

Offers in Excess of £1,695,000

RAISED GROUND & FIRST FLOOR

FOR SALE

SHARE OF FREEHOLD



THE RESIDENCE

An address of *quiet distinction*

FLOOD STREET · SW3 5TB
CHELSEA, ROYAL BOROUGH OF
KENSINGTON & CHELSEA

109 M² / 1,173 SQ FT

Set across the raised ground and first floors of a handsome period building, this impeccably presented two-bedroom duplex is a study in considered Chelsea living — generous in proportion, bathed in natural light, and moments from the King's Road.

Recently renovated to an exacting standard and offered chain-free, the residence is ready for immediate occupation. The first floor unfolds as an elegant reception room with soaring ceilings, a striking fireplace, and sash windows drawing a rare dual east–west aspect through the principal living space.

A sleek open-plan kitchen is woven seamlessly into the room, while a discreet guest cloakroom and a private roof terrace complete a floor designed equally for intimate evenings and effortless entertaining.

AT A GLANCE

The *particulars*

OWNERSHIP	For Sale
PROPERTY TYPE	Duplex Apartment
BEDROOMS	Two Double
BATHROOMS	Two & a Half
CONDITION	Renovated · Chain-Free
FURNISHED	Yes

TENURE	Share of Freehold
LEASE REMAINING	982 Years
COUNCIL TAX BAND	Band G
SERVICE CHARGE	£2,950 per annum
EPC RATING	C (72)
GUIDE PRICE	Offers in Excess of £1,695,000

109 *m*²

INTERNAL AREA

5.7 *m*²

ROOF TERRACE

2

FLOORS OF ACCESS

E-W

DUAL ASPECT

A rare turn-key Chelsea home, where period architecture meets a considered contemporary renovation — offered furnished, entirely chain-free, with the security of a share of freehold and a near thousand-year lease.



THE KITCHEN



THE PRINCIPAL BEDROOM



THE ROOF TERRACE

FIRST FLOOR

The Reception Room



LIVING & ENTERTAINING

Light, volume and a *sense of calm*

High ceilings and twin sash windows lend the principal reception a graceful airiness, the east–west aspect carrying daylight from morning to dusk. A sculptural fireplace anchors the room, while warm oak boards run underfoot — a refined backdrop for both everyday life and considered entertaining.





CULINARY HEART

Sage cabinetry, *seamlessly integrated*

A sleek open-plan kitchen sits in quiet dialogue with the dining and living space. Soft sage cabinetry, polished stone surfaces and integrated appliances create a calm, hospitable centre to the home — generous enough to host, intimate enough for the everyday.

RAISED GROUND FLOOR

The Principal Bedroom

Set back from the street for privacy, the principal bedroom is a serene retreat — softly proportioned, with a period fireplace, generous fitted wardrobes and its own stylish en-suite shower room.



RAISED GROUND FLOOR

The Second Bedroom



GUEST SUITE

Restful & well-appointed

A second generous double with fitted wardrobes, served by an elegant family bathroom — flexible accommodation for residents and guests alike.





A PLACE TO WORK

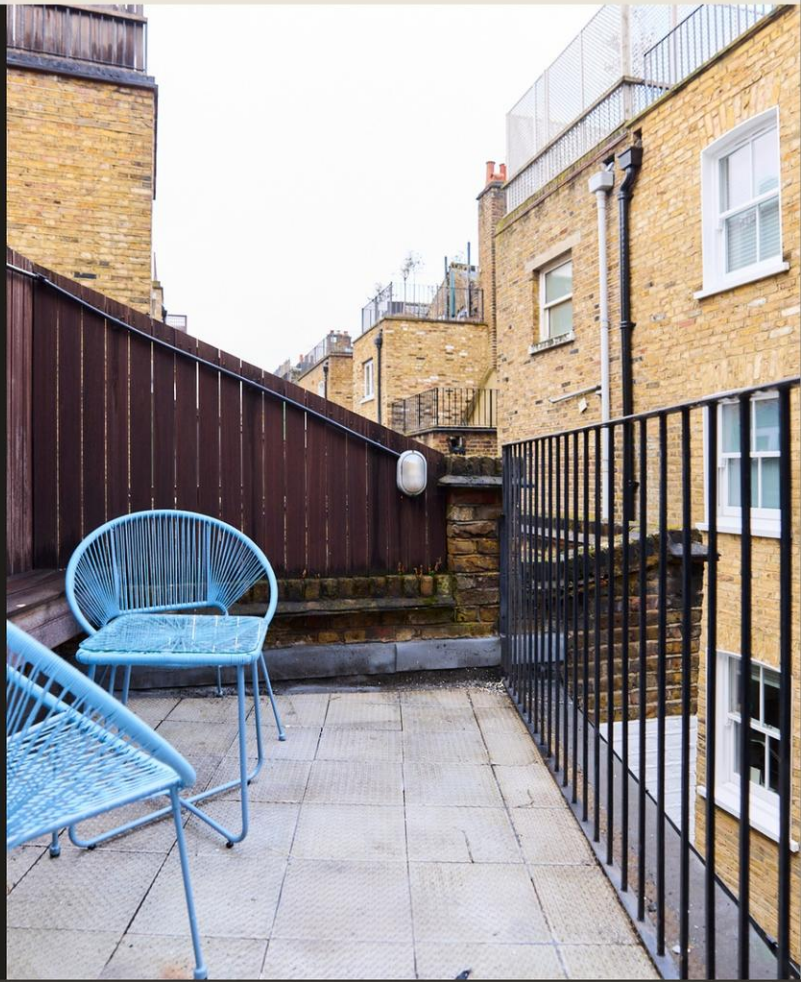
The Study *Nook*

A considered home-working corner, framed by bespoke joinery and bookshelves — proof of a layout that earns every square foot.

PRIVATE OUTDOORS

The Roof *Terrace*

A rare private terrace of nearly 5.7 m² crowns the first floor — a sun-caught pocket of Chelsea sky for morning coffee and warm evenings above the street.



The Floorplans



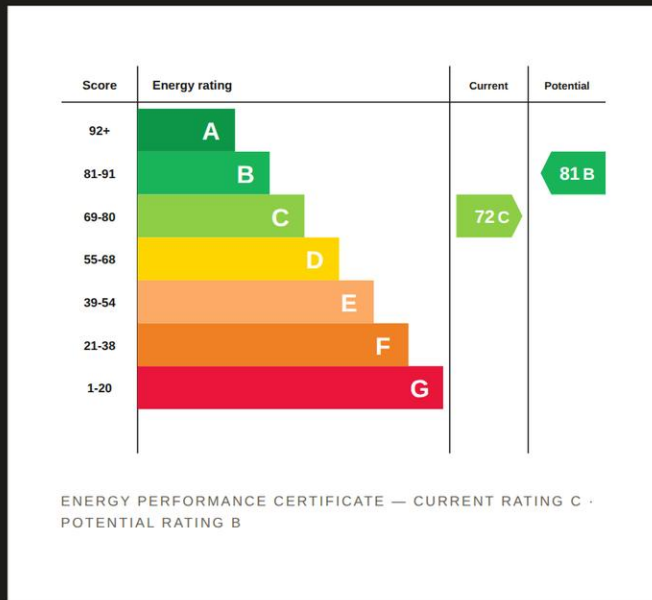
APPROX. INTERNAL AREA
109 m² / 1,173 sq ft

BALCONY & TERRACE
5.68 m² / 61 sq ft

ARRANGEMENT
Duplex • Two Floors

Measurements are approximate and not to scale. This plan is for illustrative purposes only. Calculations based on the RICS IPMS 3C standard.

Energy & Location



C CURRENT RATING
SCORE 72 OF 100

The residence performs strongly within its period building, with clear scope to reach a Band B rating of 81 — an efficient and comfortable home in one of London's most enduring addresses.

CURRENT RATING	C · 72
POTENTIAL RATING	B · 81
COUNCIL TAX	Band G

CONNECTIVITY

5_{min} WALK TO SLOANE SQUARE	9_{min} WALK TO THE KING'S ROAD	12_{min} SLOANE SQ. TO SOUTH KENSINGTON	15_{min} SLOANE SQ. TO WESTMINSTER
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Approximate journey times. Sloane Square station serves the District & Circle lines, placing the City, the West End and Heathrow within a single, simple connection.

THE SETTING

A Chelsea address, steps from the King's Road

The King's Road

MOMENTS AWAY — BOUTIQUES, CAFÉS & CULTURE

Sloane Square

DISTRICT & CIRCLE LINES WITHIN EASY REACH

Albert Bridge

THE ICONIC CROSSING TO THE RIVER'S SOUTH BANK

Battersea Park

200 ACRES OF RIVERSIDE GREEN, JUST ACROSS

“

Flood Street remains one of Chelsea's most coveted residential addresses — peaceful, poised, and quietly assured.

AN EXCLUSIVE REPRESENTATION

Arrange a Private Viewing

GUIDE PRICE

Offers in Excess of £1,695,000



Snayder Andrade

PROPERTY ADVISOR · SUPERPRIME INTERNATIONAL

DIRECT 07709 073155
EMAIL snayder@nestseekers.com
WEB nestseekers.com

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