



# **RUSSELL SIMPSON**

Spacious and sophisticated  
five-bedroom home with  
south-west facing garden

SHALCOMB STREET  
CHELSEA SW3

# Shalcomb Street Chelsea SW3

£3,750,000

BEDROOMS 5	INTERNAL 2,349 SQ FT	OUTDOOR 788 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2	218 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 2		TENURE Freehold	





## The Property



Light-filled house with contemporary interiors on a quiet and convenient Chelsea street.

Entering the house on the ground floor, the front hall opens onto a generous reception room. As well as a broad bay window at the front and double French doors at the rear, this room has an internal balcony overlooking the lower ground floor. Furthermore, a study at the far end of this floor has another pair of French doors giving garden access.

*CGI Images have been used.*



## Indoor Spaces

The lower ground floor is entirely occupied by a well-proportioned living space. This includes an open-plan kitchen with a central island, a dining area and an informal family area. Light pours down via the internal balcony, while French doors give access to a patio. This floor also has a guest WC, considerable storage space and separate street access.

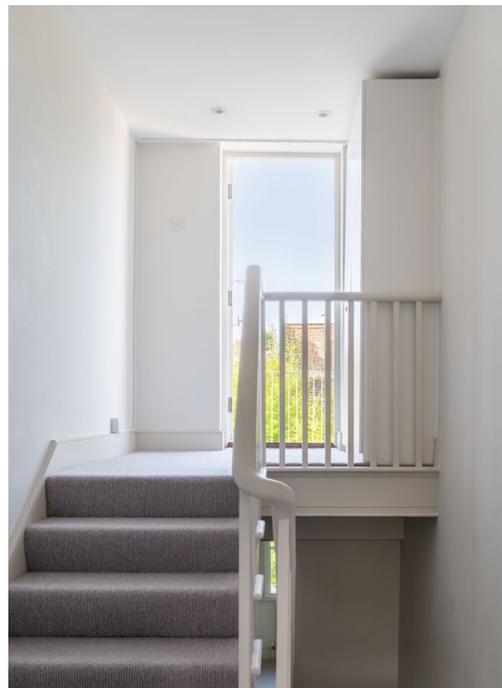
The house has been carefully designed to maximise the sense of space and light throughout. Its contemporary interiors are presented in good condition.





## The Bedrooms

The first floor contains the principal bedroom suite. This includes a bedroom, an ensuite bathroom with a bath, and a dressing room on the half-landing. There are two more bedrooms on the second floor, sharing a bathroom, and a fourth bedroom on the half-landing.



# Outdoor Spaces

The property offers a paved south-west facing rear garden. It also offers a ground-floor terrace with wooden decking, and a second-floor terrace with rooftop views.





# The Neighbourhood

Shalcomb Street is a quiet residential road leading off the King's Road. Nearby Langton Street has a handful of charming furniture shops and restaurants, while the various dining and shopping options of Chelsea are within easy reach. The Fulham Road is also nearby, while Fulham Broadway underground station is a short walk away.

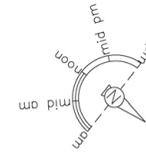
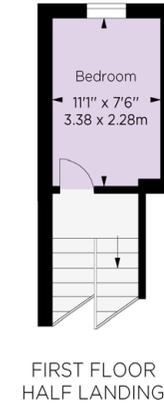
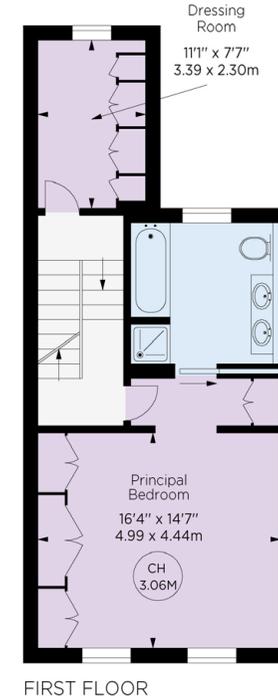
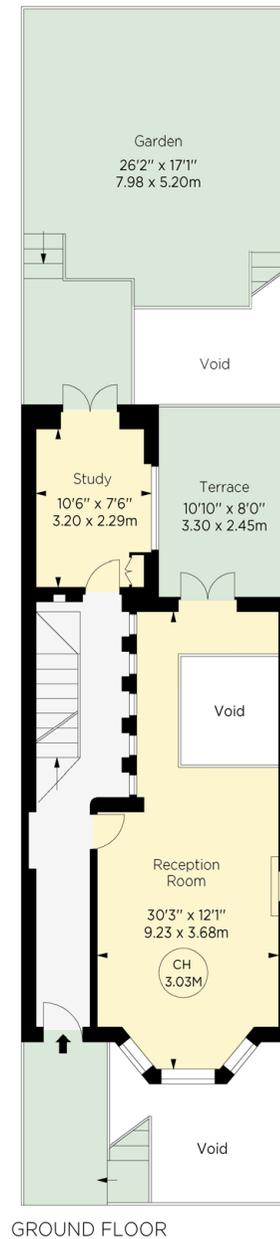
APPROXIMATE INTERNAL AREA

2,349 SQ FT / 218 SQ M

OUTSIDE AREA

788 SQ FT / 73 SQ M

Key :  
CH - Ceiling Height



**ALEX WINSHIP**  
Photography  
© Alex Winship Photography Ltd.

\* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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## Chelsea

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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021

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## View

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