

# RUSSELL SIMPSON

Exceptionally elegant Grade II listed  
family home with secure private parking  
overlooking a communal garden

ALEXANDER SQUARE  
SOUTH KENSINGTON SW3



Alexander Square  
South Kensington SW3

£6,950,000

|                      |                         |                        |                       |
|----------------------|-------------------------|------------------------|-----------------------|
| BEDROOMS<br>4        | INTERNAL<br>3,198 SQ FT | OUTDOOR<br>1,151 SQ FT | COUNCIL<br>RBKC       |
| RECEPTION ROOMS<br>4 | 297 SQ M                | EPC<br>D               | COUNCIL TAX<br>Band H |
| BATHROOMS<br>3       |                         | TENURE<br>Freehold     |                       |



# The Property

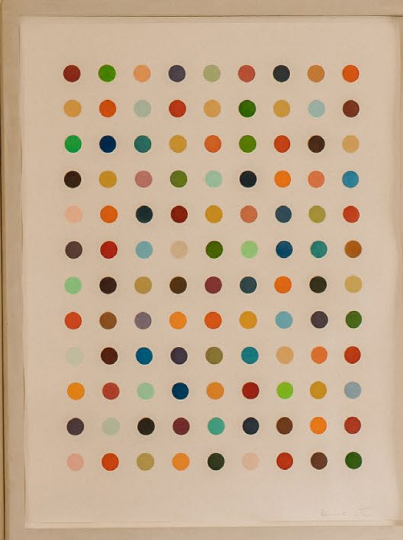
Light, spacious and immaculate corner house in superb condition on a desirable terrace near South Kensington station, with the huge advantage of secure private parking.

Entering the house on the raised ground floor, the front hall leads into an attractive dining room. Opposite is a brand new well-proportioned kitchen/breakfast room with double French doors leading out into the garden.

Both rooms offer high ceilings, while this level also features a guest WC. Furthermore, the newly renovated kitchen was designed by 'Plain English' and finished to the highest standard with Sub Zero and Wolf appliances.









## Indoor Spaces

Downstairs, the lower ground floor consists of a bedroom with a beautiful bay window opening onto a patio, as well as a bathroom and a utility room. There is also an informal family television/living room, two external storage vaults and easy separate street access.

The first floor is entirely occupied by the lofty drawing room. On one side, full length windows overlook the garden square, while on the other side, double French doors open onto a rear terrace. There is also a second balcony, as well as an ornate fireplace and elegant mouldings for the walls.

The second floor contains an impressive principal bedroom suite, including bedroom, dressing room and a large bathroom with both shower and bath. The third floor features two more bedrooms, sharing a bathroom, as well as a home study/5th bedroom.

The house is presented in excellent condition, with a spacious layout and elegant interiors. Furthermore, the corner position allows for a triple window aspect, bringing in added brightness. Finally, there is air conditioning in all the bedrooms.







## Outdoor Spaces & The Neighbourhood

The property includes a well-proportioned west-facing garden with a paved area for outdoor entertaining. It also has separate street access giving added convenience.

Residents may be eligible to apply for access to nearby Thurloe Square gardens on a discretionary basis.

Alexander Square is private road of a beautiful terrace houses, built in the late Georgian era with secure controlled access for residents only. The street also enjoys un-official off street parking directly in front of each property. Please note, the parking is by precedent (not included in the Title) but historically the residents have enjoyed the use of it. Alexander Square itself separates the houses from the Brompton Road, adding a sense of shelter and privacy.

From here, South Kensington underground station is close, as well as the neighbourhood's first-class museums and cultural institutions. In addition, the shops and restaurants of Chelsea and Knightsbridge are a short walk away, along with the open spaces of Hyde Park and Kensington Gardens.

APPROXIMATE INTERNAL AREA

3,198 SQ FT / 297 SQ M

INCLUDING PLANT ROOM & VAULT

121 SQ FT / 11 SQ M

OUTSIDE AREA

1,515 SQ FT / 107 SQ M





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## Contact us

+44 (0) 20 7225 0277

[Email](mailto:info@russellsimpson.co.uk)

[www.russellsimpson.co.uk](http://www.russellsimpson.co.uk)

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## Chelsea

151A Sydney Street  
London SW3 6NT

# RUSSELL SIMPSON

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