



## **RUSSELL SIMPSON**

Sophisticated four-bedroom  
Chelsea house with  
immaculate contemporary  
interiors and garage

POND PLACE,  
CHELSEA SW3

# Pond Place Chelsea SW3

Offers IEO  
£7,000,000

BEDROOMS 4	INTERNAL 4,277 SQ FT  397 SQ M	OUTDOOR 382 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 4	TENURE Freehold		Lift



# The Property

Recently refurbished, turnkey house with a lift on a quiet cul-de-sac close to South Kensington underground station.

Stepping into the house on the ground floor, the entrance hall leads through to a spacious open-plan kitchen. As well as a fitted kitchen, this room includes a central island breakfast bar and an informal dining area. The rest of the floor has a guest WC and access to the garage.









# Indoor Spaces

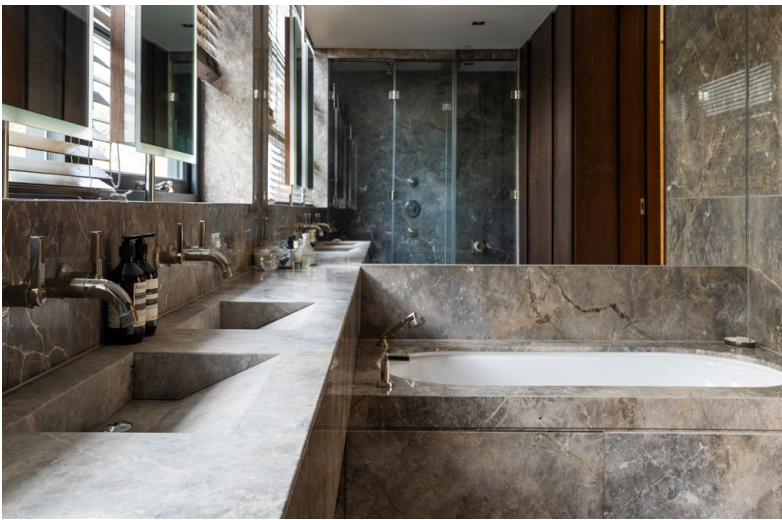
The first floor is entirely occupied by an exquisite reception room with sliding French doors opening out onto a west-facing terrace. This lofty and generous room is separated into an elegant seating area and a formal dining room.

Downstairs, the lower ground floor offers a study and sitting room, as well as a bedroom with an ensuite bathroom and inbuilt storage space. Meanwhile, the basement floor features a family cinema, along with a utility room and further storage space.

This exceptional modern house was built by the celebrated developer Morpheus in 2012 and recently refurbished. Its contemporary design blends natural materials like stone and wood to create sophisticated but also comfortable interiors. A lift connects each floor of the house, with air conditioning and underfloor heating throughout.







## The Bedrooms

The second floor offers a pair of bedrooms, both with ensuite bathrooms, and one with a walk-in wardrobe. The principal bedroom occupies the whole third floor, with a well-proportioned bathroom featuring both bath and shower, as well as considerable storage space. More sliding French doors fill the space with afternoon light.











## The Neighbourhood

Pond Place lies close to Chelses Green, conveniently in prime Chelsea, ideally located within walking distance of King's Road to the south, South Kensington with its cultural gems and international schools to the north and to the east, Knightsbridge and Harrods.

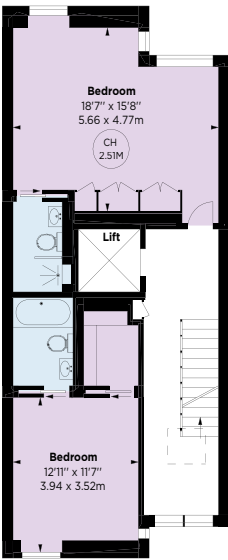
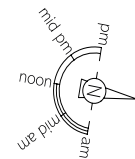


APPROXIMATE INTERNAL AREA  
INCLUDING GARAGE

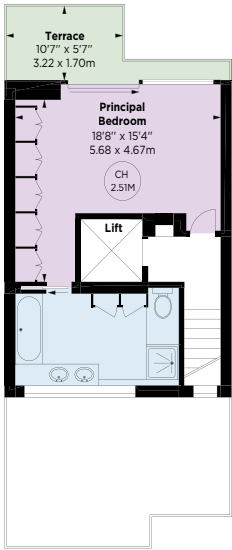
4,277 SQ FT / 397 SQ M

OUTSIDE AREA

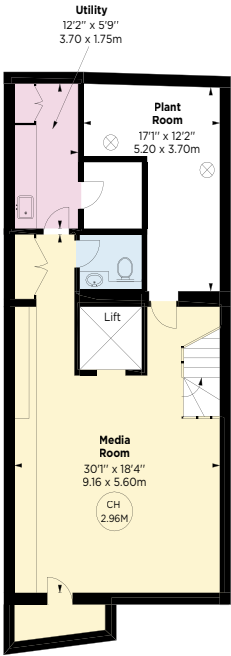
382 SQ FT / 35 SQ M



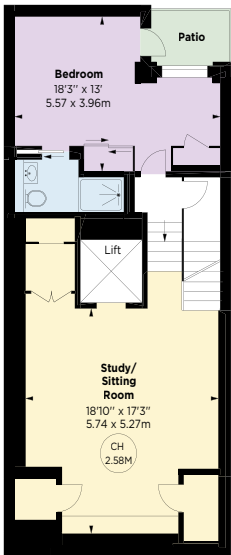
SECOND FLOOR



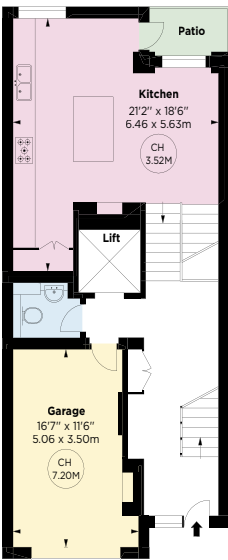
THIRD FLOOR



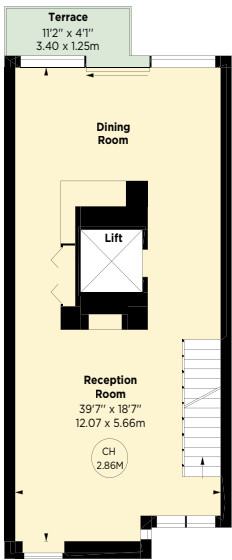
BASEMENT



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



# RUSSELL SIMPSON

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## Chelsea

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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