



# RUSSELL SIMPSON

Exquisite five-bedroom  
family home with garage  
parking and communal  
garden access

CHELSEA SQUARE  
CHELSEA SW3

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£11,000,000

BEDROOMS 5	INTERNAL 4,973 <small>SQ FT</small>	OUTDOOR 828 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 4	462 <small>SQ M</small>	EPC C	COUNCIL TAX Band H
BATHROOMS 4	PROPERTY WIDTH 28 <small>FT</small>	TENURE Freehold	





# The Property



Beautiful neo-Georgian townhouse with exceptionally elegant interiors in the heart of Chelsea.

Entering the house on the ground floor, the front staircase hall opens onto a formal dining room decorated with beautiful trompe l'oeil paintings on panelled walls. This flows through to a generous drawing room with high ceilings, a rounded bay window and French doors lead out into the garden.

The ground floor also features a well-proportioned kitchen and breakfast room. Wooden units and paved floors evoke a country cottage, while an overhead skylight and south-facing French doors bring added brightness into the space. A guest WC, a staff bedroom with ensuite bathroom and separate access to the rear of the house complete this level.

The lower ground floor offers a store room, a home office, large utility room and access to a front covered area with useful outdoor storage vaults.





The first floor is occupied by the principal bedroom suite, including a spacious bedroom, a bathroom with a bath and twin sinks, and a substantial dressing room. It also features a tasteful library or study with views over the garden square.

The second floor contains three more bedrooms and two more bathrooms, one of them ensuite. The third floor contains a loft playroom that could be used as an occasional bedroom, with potential (subject to planning permission) for a mansard extension.



# The Design

The house has been decorated in a traditional fashion, with beautifully-maintained interiors giving a sense of historic grandeur.





# The Neighbourhood

The house includes a paved, south-west facing garden with space for outdoor dining. There is also a convenient garage with access to an additional parking space on the private street directly behind the property.

Finally, residents have access to the enchanting open green spaces of the communal garden square.

Chelsea Square was originally named Trafalgar Square and laid out in 1810, just five years after the famous battle. However, during the interwar period it was renamed and the houses were rebuilt in the neoclassical style, offering generous layouts and lofty proportions.

Today, Chelsea Square is one of south-west London's most desirable garden addresses, thanks to its convenient location midway between the King's Road and the Fulham Road. From here, the many restaurants and shops of Chelsea are easily reached, while Sloane Square and South Kensington stations are both within walking distance.

## Approx gross internal area

4612 Sq Ft / 428.52 Sq M

(Including 48.66 Sq M of Under 1.5m)

(Excluding Garage &amp; Vaults)

## Approx garage area

259 Sq Ft / 24.15 Sq M

## Approx vaults area

100 Sq Ft / 9.38 Sq M

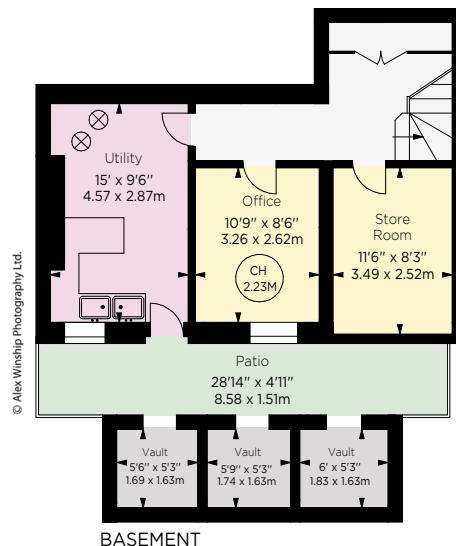
## Total approx gross internal area

4973 Sq Ft / 462.05 Sq M

## Approx outdoor area

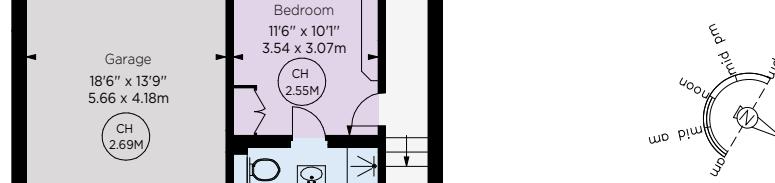
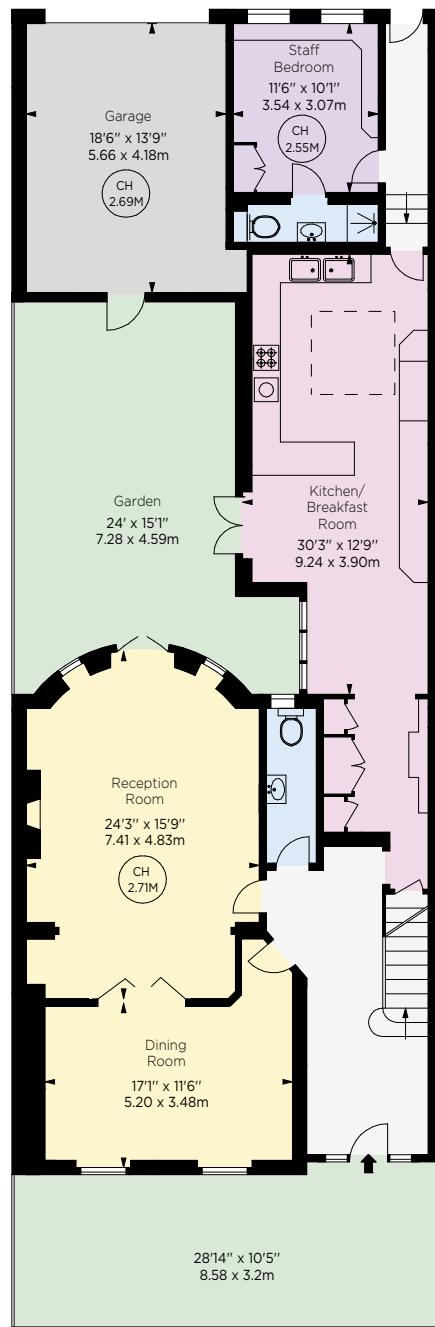
828 Sq Ft / 77 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

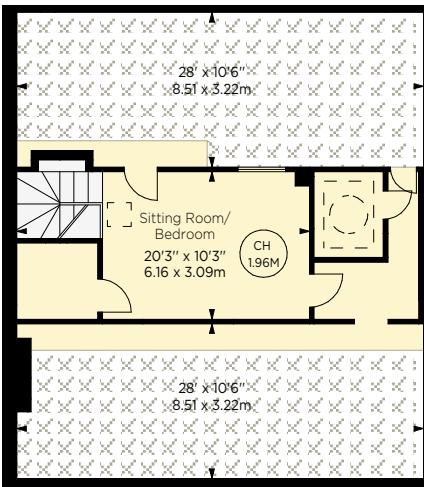


Russell Simpson

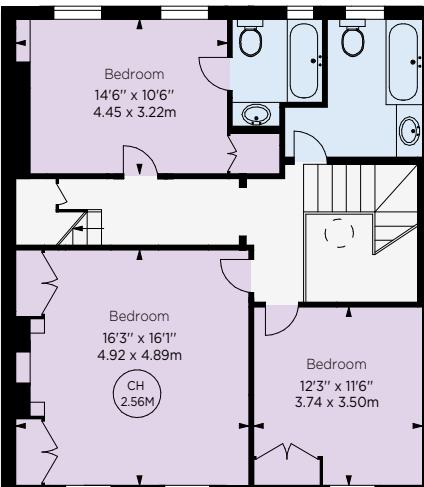
Chelsea Square



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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## Chelsea

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