



## **RUSSELL SIMPSON**

Charming late Georgian  
house in South Kensington  
with off-street parking

ELM PLACE  
SOUTH KENSINGTON SW7

# Elm Place

## South Kensington SW7

£4,950,000

BEDROOMS 2	INTERNAL 1,585 <small>SQ FT</small>	OUTDOOR 688 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 1	147 <small>SQ M</small>	EPC D	COUNCIL TAX Band H
BATHROOMS 2	TENURE Freehold	Off Street Parking	





# The Property

Grade II listed end-of-terrace house with colourful stylish interiors, designed and built by Finhatton, on a beautiful and historic street.

Stepping into the house on the ground floor, the entrance hall leads through to a double reception room. This is an elegant space, with high ceilings, marble fireplaces, and windows on three sides bringing in light throughout the day.















## Indoor Spaces

On the opposite side of the house is another reception room or dining space, which leads through to the kitchen. The kitchen has an open-plan design, with marble-topped units on one side and an informal breakfast area on the other.

An overhead skylight fills this room with light, while the conservatory space at the far end can be used as a study.







# The Bedrooms

Upstairs, there are two bedrooms. The principal bedroom has an ensuite bathroom and inbuilt storage space. The second bedroom has a good size bathroom opposite.

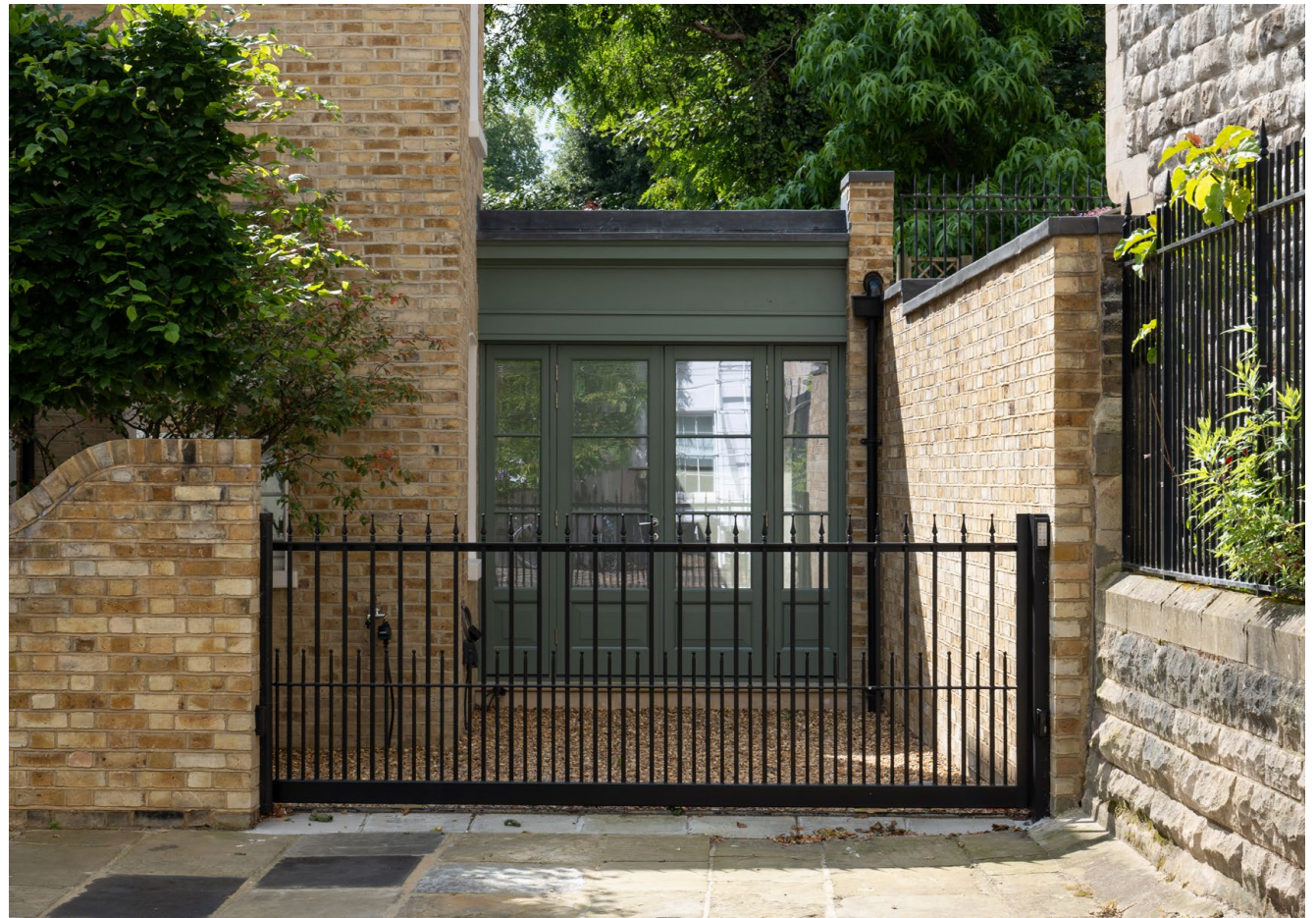
Originally built c.1825, the house has been meticulously refurbished throughout to the highest standard and is decorated in a colourful fashion, which creates elegant but charming rooms.





# Outdoor Spaces

The house is set back from the street, with an attractive front garden that leads round to the rear of the property. This space is currently secure off-street parking but could also be used as a private patio/garden.







# The Neighbourhood

Elm Place is a quiet residential street lined with cottage-like properties dating back to late Georgian era – some of the oldest houses in South Kensington. Next door is a Victorian church by the celebrated architect Sir Charles Fyke, who also designed the facades of Eaton Square.

From here, the many restaurants and shops of the Fulham Road and the King's Road are within easy reach. In addition, South Kensington underground station is a short walk away, along with the neighbourhood's world-class cultural institutions.

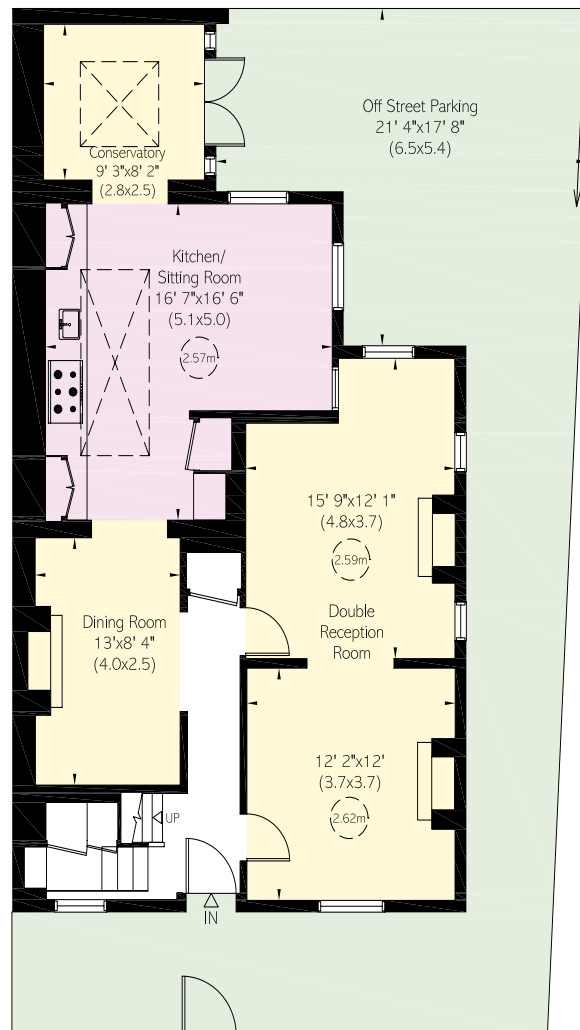


APPROXIMATE INTERNAL AREA

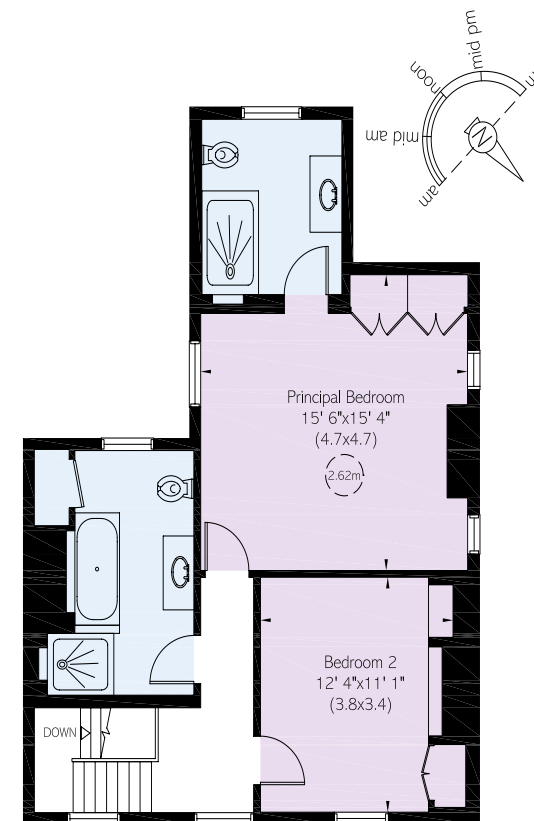
1,585 SQ FT / 145 SQ M

OUTSIDE AREA

688 SQ FT / 64 SQ M



Ground Floor



First Floor



# RUSSELL SIMPSON

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## Contact us

+44 (0) 20 7225 0277

[Email](#)

[Whatsapp](#)

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

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## Chelsea

151A Sydney Street  
London  
SW3 6NT

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## View

[Watch the video on YouTube](#)

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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