



RUSSELL SIMPSON

Beautifully designed and
decorated four-bedroom
house with south-facing
roof terrace

HOBURY STREET,
CHELSEA SW10

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Chelsea SW10

£4,650,000

BEDROOMS 4	INTERNAL 2,318 <small>SQ FT</small> 215 <small>SQ M</small>	OUTDOOR 1,688 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band H
BATHROOMS 3	—	TENURE Freehold	





The Property



Attractive end-of-terrace property with elegant interiors and a delightful garden close to the King's Road.

Entering the house on the raised ground floor, the front hall leads through to a generous reception room. High ceilings, wooden floors, and a double aspect formed by front and rear windows, add to the sense of light and space. This floor also contains a guest WC and garden access.



Indoor Spaces

The lower ground floor features a kitchen with a central island, a large range and an impressive wine cellar. On one side is a utility room, on the other side an attractive formal dining room, while double French doors lead out into the garden.

Russell Simpson

Hobury Street





The first floor is entirely occupied by the principal bedroom suite. This includes a bedroom with inbuilt wardrobes and sash windows opening onto a balcony, as well as an ensuite bathroom with a bath. There is also a study on the half-landing.



The second floor features another bedroom with a bathroom opposite. The third floor offers an ensuite bedroom with bi-folding doors opening onto a roof terrace, as well as a fourth-bedroom on the half landing.

Thanks to its end-of-terrace position, this house has been reoriented with a side entrance and central staircase. This brings in added brightness from a triple aspect and also gives a sense of lateral openness to the layout.



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The Design

The interiors of the property have been decorated in a tasteful style that blends traditional elegance with contemporary comfort. It is presented in very good condition, benefiting from double-glazed windows and doors, speakers throughout the house that are driven by smartphones and tablets, as well as being fully insulated on all inside and outside walls.

The property has been fitted with a smart-house system, including timers and sensors for lighting, and CCTV. There is also under-floor heating on all floors and in all rooms of the house.



Outdoor Spaces

The house has two balconies on the first floor, and a south-facing terrace with wooden decking and rooftop views on the third floor.

The property includes an unusually large wraparound garden with planted borders and enough space for outdoor seating. It is also set back from the street, with a paved front patio adding to the overall privacy.





The Neighbourhood

Hobury Street is a quiet residential address between the King's Road and the Fulham Road. This is an increasingly popular street, thanks to its attractive properties and convenient location. From here, the many restaurants and shops of Chelsea are close, while Fulham Broadway station is also within walking distance.



APPROXIMATE INTERNAL AREA

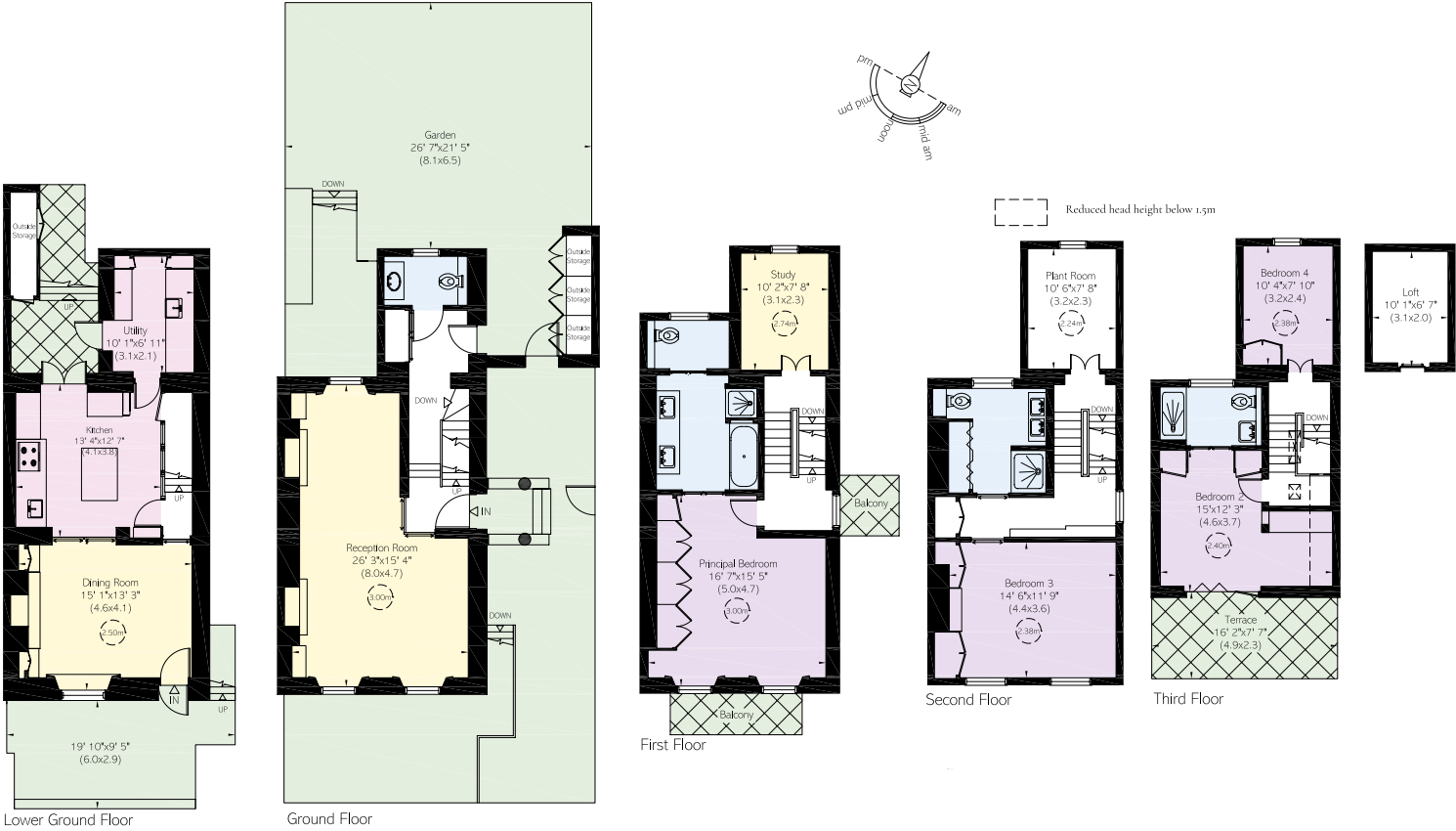
2,318 SQ FT / 215 SQ M

INCLUDING VAULT

19 SQ FT / 2 SQ M

OUTSIDE AREA

1,688 SQ FT / 157 SQ M



RUSSELL SIMPSON

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View

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