



RUSSELL SIMPSON

Beautiful Grade II listed
family home on a historic
garden square in Chelsea

PAULTONS SQUARE
CHELSEA SW3

Paultons Square Chelsea SW3

£5,450,000

BEDROOMS 4	INTERNAL 2,206 <small>SQ FT</small> 205 <small>SQ M</small>	OUTDOOR 1,173 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 3		EPC D	COUNCIL TAX Band H
BATHROOMS 2	—	TENURE Freehold	





The Property



Four-bedroom house close to the King's Road, with a secluded south-west facing garden and a stylish modern kitchen.

Entering the house on the ground floor, a suite of three rooms run the length of the house. The first is a reception room, the second a hall, and the third a family room – each one opening onto the next and letting light through the house. What's more, the family room has a conservatory-feel, thanks to overhead skylights and a glass-sided gable, and opens onto a balcony.





Downstairs, on the lower ground floor, is an open-plan kitchen with breakfast eating area and separate dining area. This space has been furnished in a contemporary style, while a set of French doors open onto the garden. An impressive media room, a guest cloakroom, and a laundry room complete this floor.







The Bedrooms

Upstairs, the principal bedroom occupies the first floor, with a corridor wardrobe and a spacious ensuite bathroom. In addition, the mezzanine floor contains a small study with views over the garden. Upstairs again, on the second floor, three bedrooms share a bathroom, while one benefits from a walk-in wardrobe for additional storage.

The house is Grade II listed, its interior a tasteful mix of the traditional and the modern.





Outdoor Spaces

The long garden contains a lawn, a paved area for outdoor dining, and a paved staircase leading up from the ground floor. The garden is not overlooked by any neighbouring properties, and when combined with the dense foliage lining the lawn, this adds to the sense of privacy and calm.

Residents also have the right to access the communal garden square, which contains a playground.





The Neighbourhood

Paultons Square is a private garden square adjacent to the King's Road. Built towards the end of the Georgian Era, in the twentieth century it was home to numerous writers, including Gavin Maxwell, Samuel Beckett, Jean Rhys and the painter Augustus John.

Today it is one the most sought-after squares in Chelsea, with the neighbourhood's many shops and restaurants within easy reach. In addition, the Thames is in walking distance, as well as the green spaces of the Chelsea Embankment and Battersea Park.

APPROXIMATE INTERNAL AREA

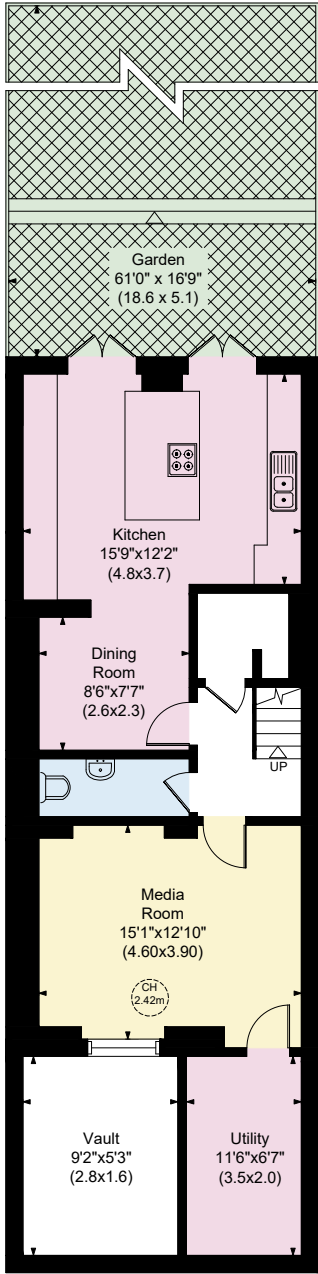
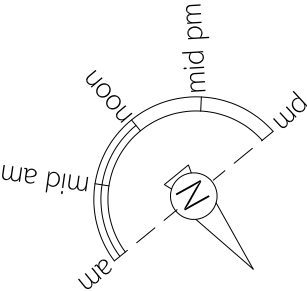
2,206 SQ FT / 205 SQ M

INCLUDING VAULT

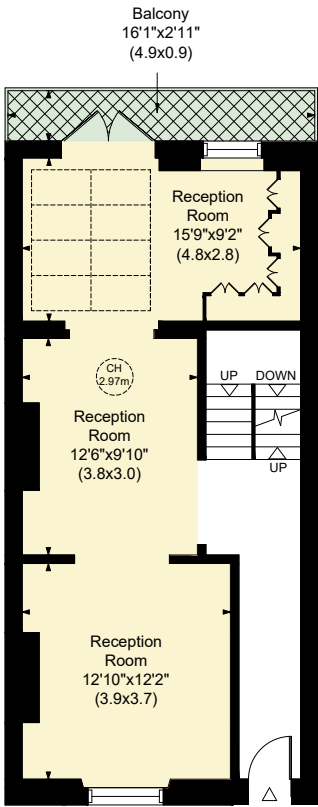
97 SQ FT / 9 SQ M

OUTSIDE AREA

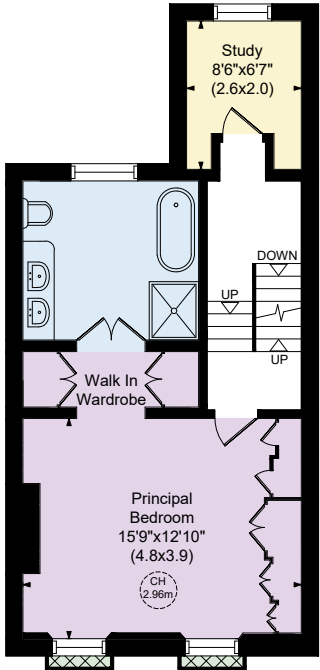
1,173 SQ FT / 109 SQ M



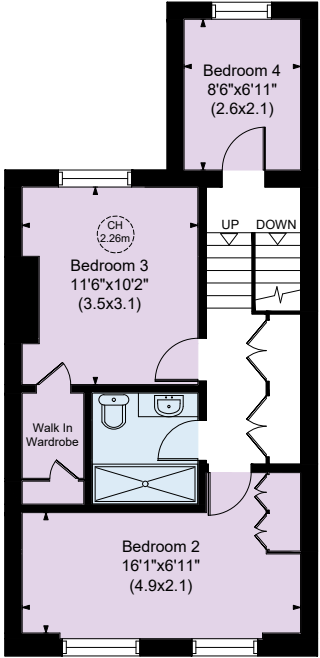
Lower Ground Floor



Ground Floor



First Floor



Second Floor

RUSSELL SIMPSON

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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