



RUSSELL SIMPSON

Four bedroom house on one of
Chelsea's most sought-after garden
squares

CARLYLE SQUARE
CHELSEA SW3

Carlyle Square

Sold

BEDROOMS 4	INTERNAL 3,084 SQ FT	OUTDOOR 621 SQ FT	COUNCIL TAX H
BATHROOMS 3	286 SQM	EPC D	TENURE Freehold

The Property

Spacious family home with spacious and elegant modern interiors, moments away from the King's Road.

No.40 is part of a grand property at the southern end of the square. Its rooms have been kept on a generous scale to maximise the sense of light and space. The house was renovated to a high standard by the previous owners, while the layout was carefully planned to suit family living.



img 1

Grand Reception Room

img 2

Dining Room



Indoor Spaces

Entering the house on the raised ground floor, a generous kitchen opens off the main hall, with a breakfast bar and considerable cupboard space. Beyond, down a half flight of steps, is a contemporary dining room, which opens onto a glass-fronted and glass-roofed morning room, looking out on the garden.

Upstairs, on the mezzanine floor, is a study with an overhead skylight. Beyond that, a reception room occupies the entire first floor, with high ceilings and tall windows, as well as French doors leading out onto balconies at the front and back of the house. Combined with the views over the garden square, this forms an elegant and well-proportioned space.

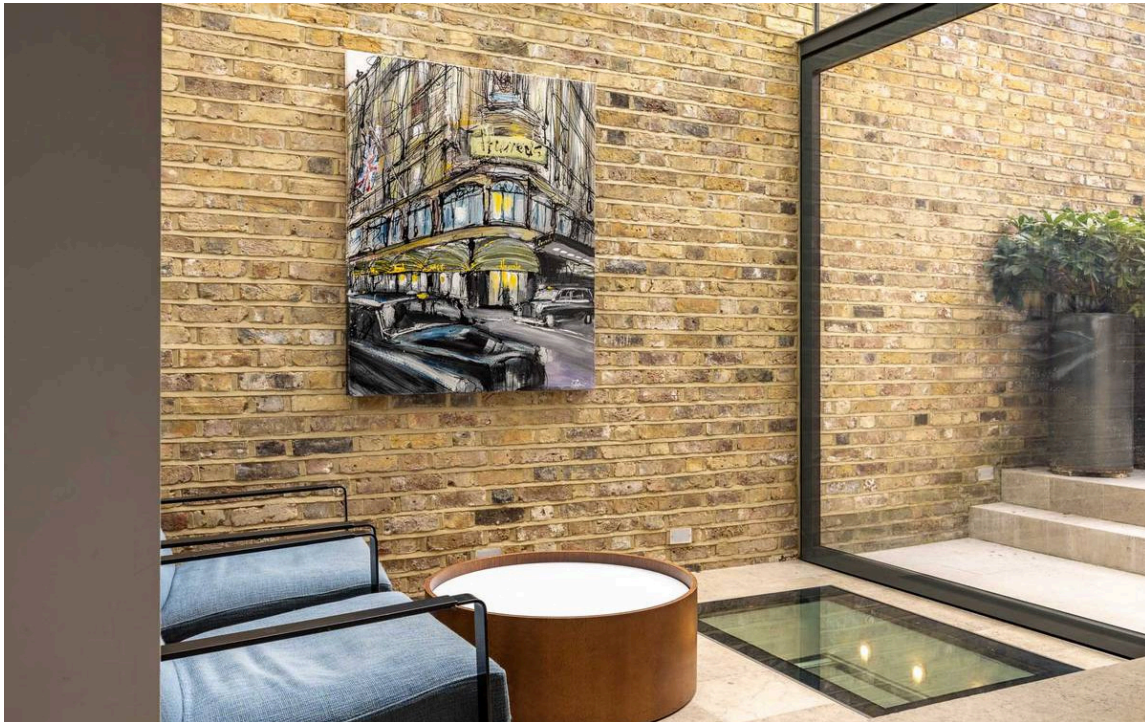




The Bedrooms

The second floor is occupied by the principal bedroom, with considerable inbuilt storage. In addition, the large ensuite bathroom contains a walk-in shower, a free-standing bath, and a pair of sinks. Meanwhile, on the third floor, two more bedrooms share another bathroom, with yet more storage space.





Entertaining Spaces

Downstairs, on the lower ground floor, is a large games room and home cinema. This floor also contains a bedroom with a bathroom opposite, as well as a guest loo, a utility room, a cloakroom and a separate street entrance.

img 1

Garden Room

img 2

Media Room





Outdoor Spaces

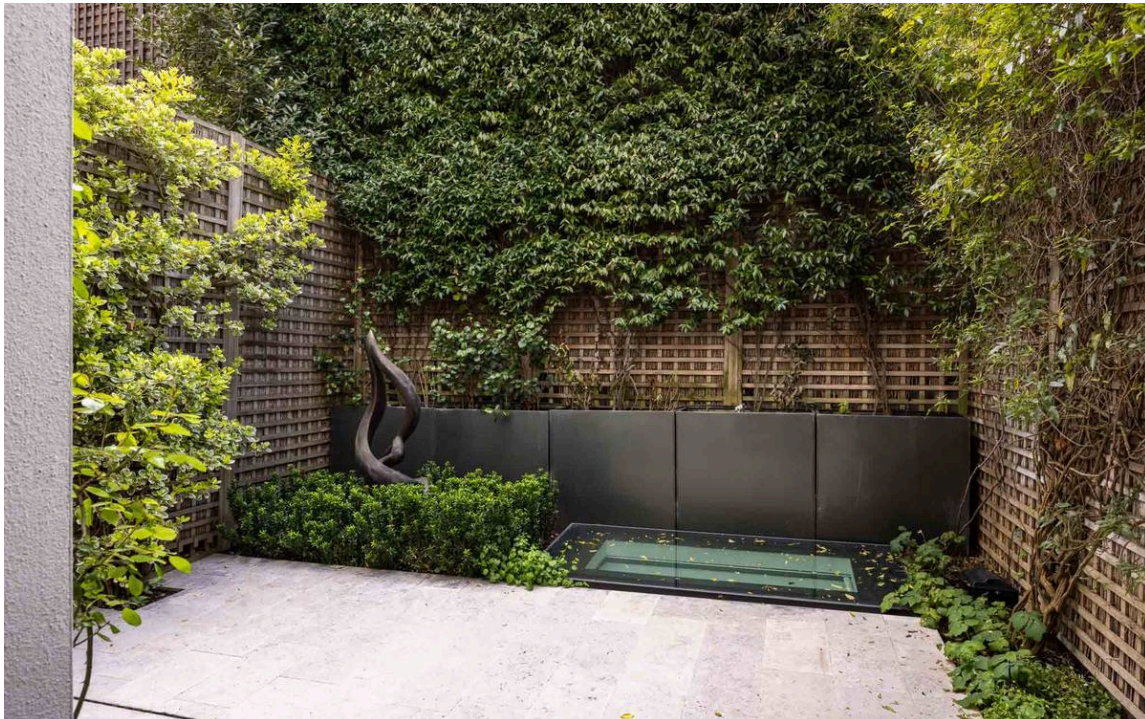
The property includes a paved garden, with carefully arranged planters and creepers climbing the latticed walls. In addition, the first floor has front and rear balconies. Residents also have the right to use the beautiful communal garden square, with its mix of lawns, shrubbery and mature trees.

img 1

Garden

img 2

Garden



The Neighbourhood

Carlyle Square is a historic garden square next to the King's Road. Over the years it has been home to numerous celebrated figures, including the spy Kim Philby and the broadcaster David Frost. The houses are set back the street, with stucco bases and dressings, while a strip of trees at the far end of the square gives added privacy from the King's Road. That said, the road's celebrated shops and restaurants are a short walk away, while the Fulham Road is also within easy reach. In addition, the neighbourhood has numerous good schools.



img 1

Street View



img 2

Communal Garden

Carlyle Square, SW3

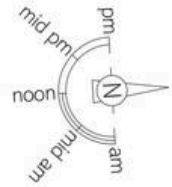
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Approximate area
286.5 sq m / 3084 sq ft

Including limited use area
(7.2 sq m / 77 sq ft) and Vault

Approximate external area
57.8 sq m / 622 sq ft

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.



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