



## **RUSSELL SIMPSON**

Majestic townhouse with attached  
mews property, communal garden  
access and off-street parking

CHELSEA SQUARE  
CHELSEA SW3

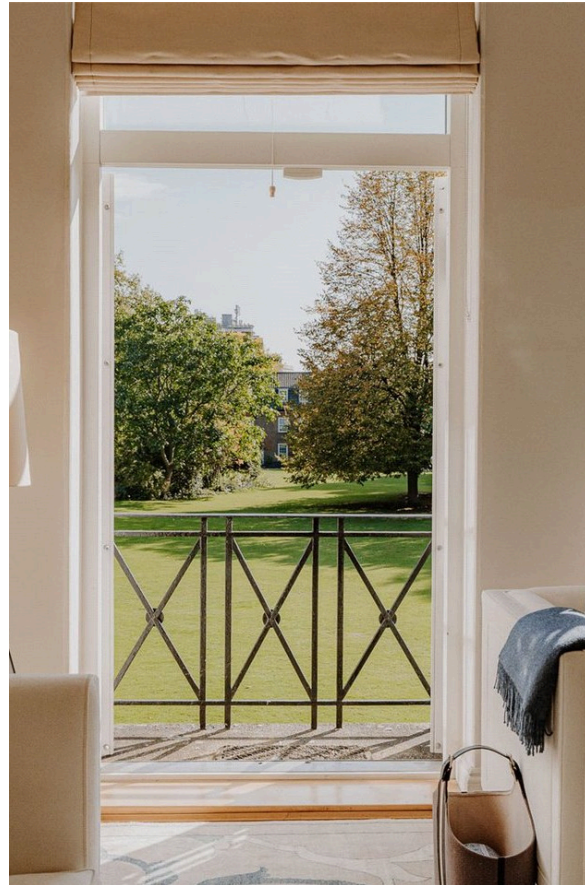
# Chelsea Square

£19,950,000

BEDROOMS 5	INTERNAL 5,424 SQ FT	OUTDOOR 972 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 5	503 SQM	EPC D	TENURE Freehold

# The Property

Wide and spacious family home with lift and elegant interiors on one of London's most sought-after garden squares



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img 1

Study

img 2

Drawing Room View



## Indoor Spaces

Stepping into the house on the ground floor, the staircase hall flows through to a spacious study. In addition, this floor contains a formal dining room with double French doors leading into the garden. Furthermore, there is a generous kitchen with a central island and separate street access.

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img 1

Study

img 2

Dining Room





## First Floor Drawing Room

The first floor is almost entirely occupied by a grand drawing room. As well as high ceilings and ornate fireplace, five south-facing window bays looking out over the communal garden square. This open square is surrounded by low-built houses, filling the room with natural light.



## The Bedrooms

The first floor also includes an ensuite bedroom. The second floor features an impressive principal bedroom with a pair of ensuite bathrooms and considerable storage space. There is also a second bedroom on this floor and another ensuite bedroom on the floor above, as well as access to the roof terrace.

The lower ground floor offers a utility room, a bedroom suite with bathroom and storage space, and separate street access.

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img 1

Principal Bedroom



## The Mews House

Unusually for Chelsea, there is also a separate mews house on the opposite side of the private drive that can serve as a self-contained guest or staff flat. It includes a dining room, a kitchen, a bedroom, a bathroom and a reception room.



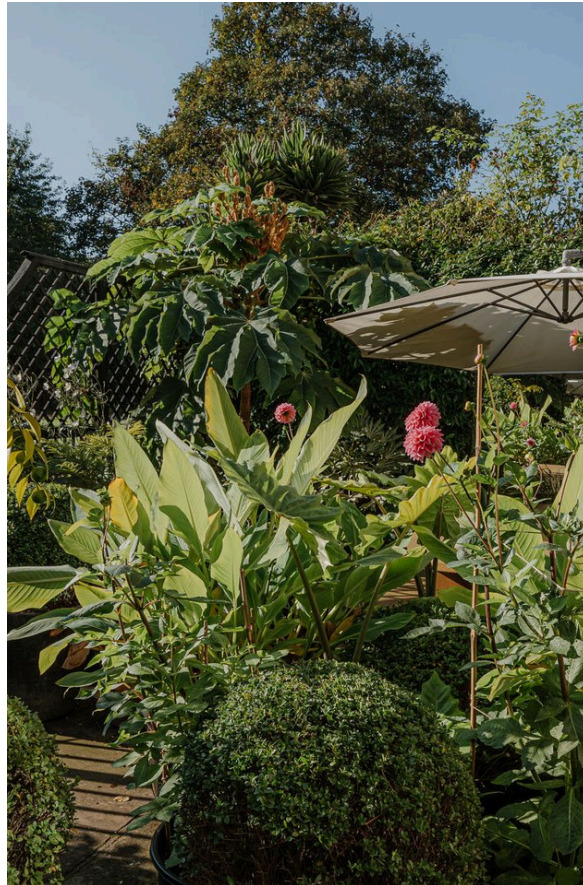
## The Design

The house is presented in good condition, its interiors decorated in a classical style to suit the grand setting. A lift connects the different levels of the property and both the main house and mews house have planning permission for separate basement extensions.



## Outdoor Spaces

The house includes a south-facing rear garden that opens directly onto the park-like spaces of the communal garden square. There is also a first-floor balcony with garden views and a third-floor roof terrace. Finally, the separate mews house contains off-street parking for several cars accessed via a private drive.



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img 1

Garden

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img 2

Garden



## Planning Consents

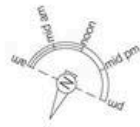
The property benefits from granted planning consents which allows for the construction of two basements one in the house and another in the mews. This permission once built will create in the region of 1240 square feet of additional space, with 760 square feet in the main house and 480 in the mews



## The Neighbourhood

Chelsea Square is one of south-west London's most desirable garden squares, thanks to its convenient location midway between the King's Road and the Fulham Road. The houses on the northern side of the square are especially sought-after, accessed via a private drive and offering south-facing gardens that open straight onto the 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 reconstructed in the neoclassical style, with generous layouts and lofty proportions. From here, the many restaurants and shops of Chelsea are easily reached, while Sloane Square and South Kensington stations are both within walking distance.

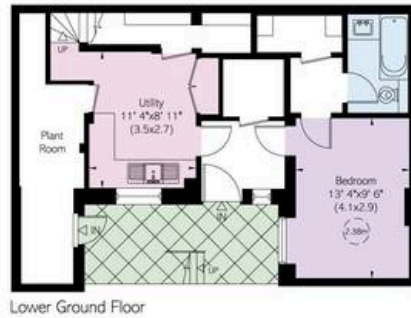
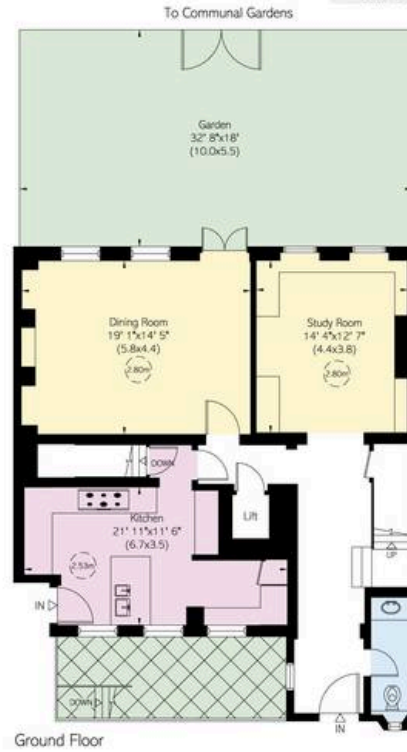
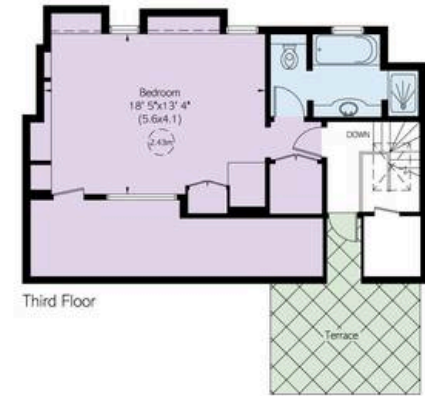


## Chelsea Square, SW3

**RUSSELL SIMPSON**

**Approximate Internal Area**  
 5,424 sq ft/ 504 sq m  
**Including limited use area and mews house**  
 1,242 sq ft/ 115 sq m  
**Outside Area**  
 973 sq ft/ 90 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**

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