



RUSSELL SIMPSON

Beautiful three-bedroom house on a
sought-after street in Belgravia

CHESTER ROW
BELGRAVIA SW1W

Chester Row

£5,450,000

BEDROOMS 3	INTERNAL 2,398 SQ FT	OUTDOOR 676 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 3	222 SQM	EPC D	TENURE Freehold

The Property

Tastefully decorated property with a spacious garden on a quiet road close to Sloane Square

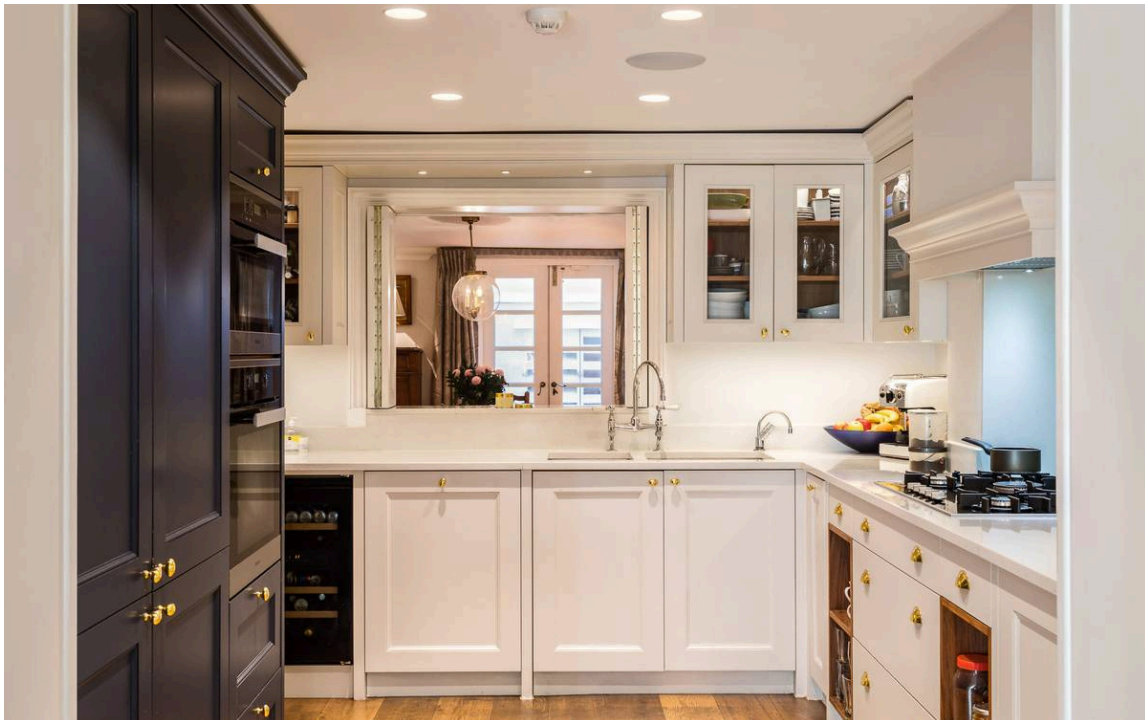
Entering the house on the ground floor, the front hall opens onto a suite of three rooms occupying the entire level. This includes the formal drawing room with two separate sections, and then a rear conservatory-like space with glass French doors and a glass roof overhead.





Indoor Spaces

A pair of separate staircases lead down to the lower ground floor, allowing for easier circulation around the house. At the front of the house is the dining room, with a shower room beyond, giving this space the potential to be used as a bedroom. At present, the dining room is connected to the kitchen by a serving hatch, while the family sitting room at the rear of the house has a set of triple French windows opening out into the garden.

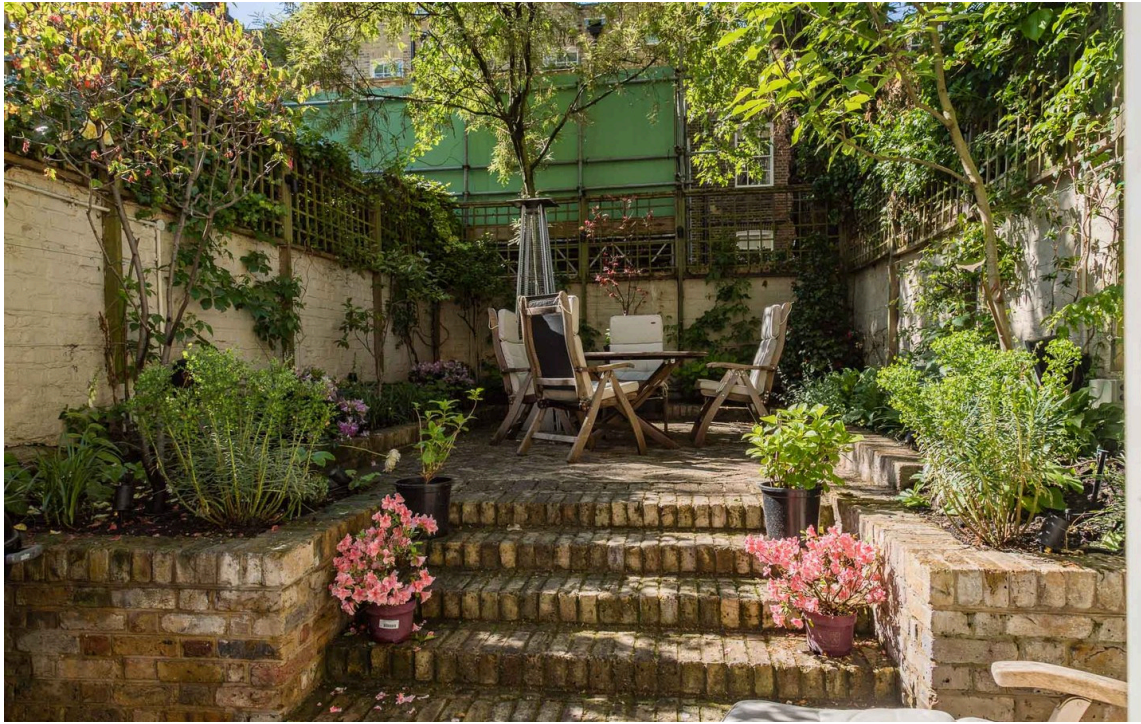




The Bedrooms

The first floor is entirely occupied by the principal bedroom and a generous bathroom, containing both a shower and a free-standing bath. The bedroom has high ceilings, fireplace and tall windows, while the landing floor includes a study with garden views.

Above, on the second floor, two more bedrooms share another landing bathroom. Both rooms have considerable built-in storage. The property is Grade II listed with traditionally decorated interiors, but also benefits from air conditioning throughout.



Outdoor Spaces

The house includes a spacious rear garden with a paved area for outdoor dining. In addition, there is rear balcony with views over the garden, and a small front patio on the lower ground floor with access to the cellar storage. Due to the unusual depth of this garden and the one behind it, the space has an open aspect and receives generous amounts of afternoon light.

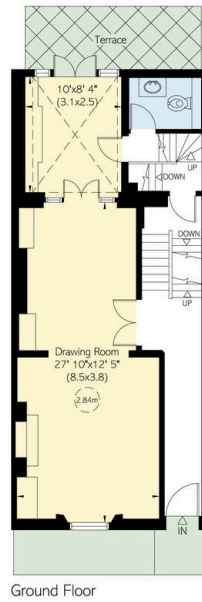


The Neighbourhood

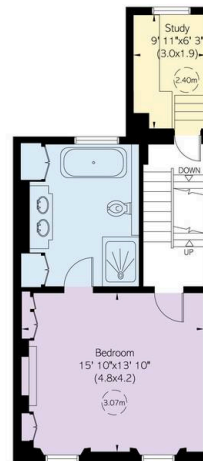
Chester Row is a quiet street lined with stucco-based terraces houses. The street forms part of a village-like neighbourhood centring on Orange Square, with rows of low-built houses and occasional boutiques. Sloane Square underground station is a short walk away, as well as the restaurants and shops of the King's Road and Sloane Street. In addition, Victoria Station is within easy reach.



Lower Ground Floor



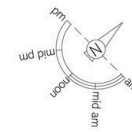
Ground Floor



First Floor



Second Floor



Chester Row, SW1

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Approximate Internal Area

2,398 sq ft / 223 sq m

Including vault

46 sq ft / 4 sq m

Outside Area

676 sq ft / 63 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.

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