



## **RUSSELL SIMPSON**

Outstanding Belgravia townhouse  
with garage, lift, sauna and spa on a  
prestigious and historic garden  
square

CHESTER SQUARE  
BELGRAVIA SW1W

Chester Square

£25,000,000

BEDROOMS 6	INTERNAL 6,007 SQ FT	OUTDOOR —	COUNCIL TAX Westminster City, H
BATHROOMS 7	558 SQM	EPC C	TENURE Freehold



## The Property

Grade II listed six bedroom white stucco family home with exceptional modernised interiors located on one of Belgravia's most sought after garden squares.

Stepping into the house on the ground floor, a grand entrance hall paved in marble flows through to an impressive dining room. High ceilings, oak parquet flooring, decorative plaster moulding, and a bespoke Regency fireplace give a sense of elegance to this space, and likewise the adjacent ante-room. Beyond lies a well-proportioned kitchen and breakfast room, with marble worktops and first-class appliances from Wolf and Sub-Zero.



img 1

Dining Room

img 2

Kitchen





## Indoor Spaces

The first floor is entirely occupied by a grand reception room. Double French doors lead out onto the south-east facing front balcony, filling the room with light and offering spectacular views over the square. In addition, a rear door opens onto the spacious a spacious outdoor kitchen on the terrace.



## Principal Bedroom

The second floor contains a generous principal bedroom suite with a walk through wardrobe and an ensuite bathroom. The marble-lined bathroom offers underfloor heating and a free-standing bath. A further four ensuite bedrooms have been carefully arranged over the third and fourth floors.

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img 1

Principal Bedroom

img 2

Bathroom







## The Bedrooms

The lower ground floor is made up of a sixth bedroom, a chef's kitchen, and a gym, as well as access to the garage. Carefully designed glazing brings light down to the basement floor, while connecting the main house to the original mews at its rear. Meanwhile, the basement offers an exceptional range of facilities, including spa, sauna, steam room and treatment room. This floor also features a home cinema, a wine cellar and a family room with bar facilities. Finally, a passenger lift connects from the basement to the second floor, which is occupied by the principal master bedroom.

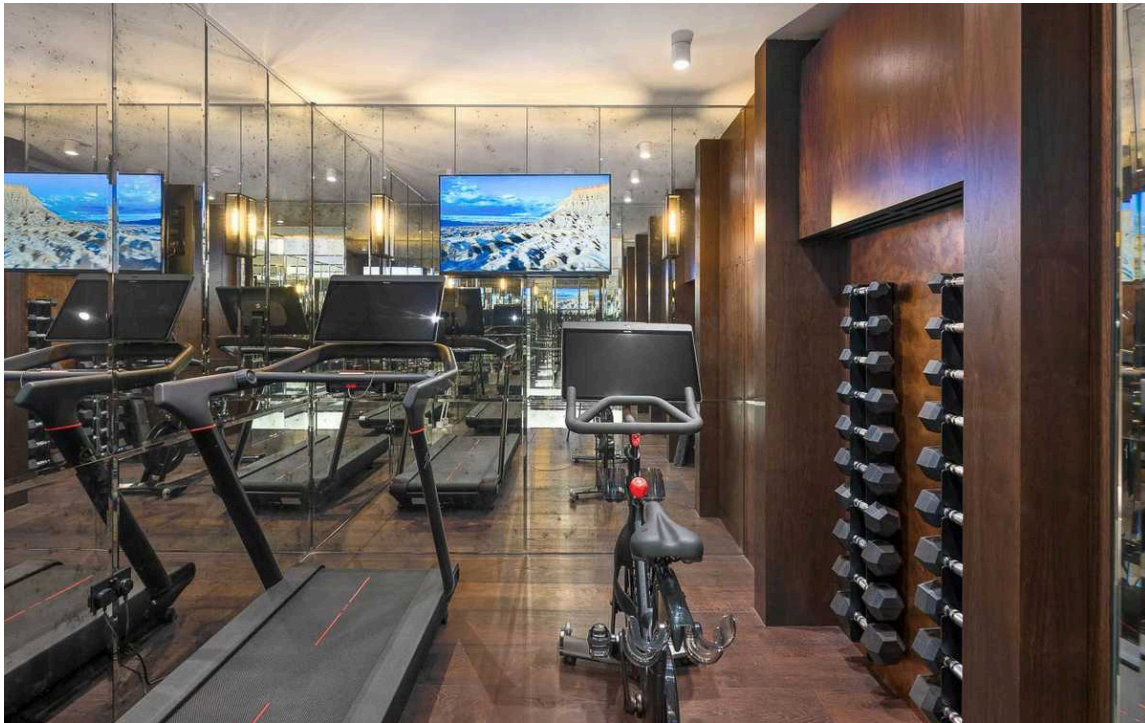




## Entertaining Spaces

The house will be sold to turnkey standard with bespoke furniture throughout. The artwork is also available via separate negotiation.





## Amenities

The house has been recently renovated to an exceptional standard. Its historic character has been preserved via plaster panelling and walnut doors with burnished bronze handles, while the original Portland stone staircase has been restored. At the same time, modern conveniences include underfloor heating for the basement and all stone surfaces, an integrated Creston system, Lutron smart lighting and air conditioning throughout the property.

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img 1

Gym

img 2

Games Room







## Outdoor Spaces

The property includes a tiled rear terrace with Fesfoc outdoor kitchen, Wolf barbecue, external fridge and enough space for al fresco dining. There is also a front balcony with views over the communal garden square, which residents have the right to access. Finally, the garage with off-street parking can be accessed via Eaton Mews South, which includes two electric vehicle chargers.

## The Neighbourhood

Chester Square is a prestigious garden square in Belgravia, lined with grand white stucco townhouses. It was developed by the Grosvenor family, with building work beginning in 1835. Over the years it has been home to numerous celebrated figures, including the poet Matthew Arnold, the actor Tony Curtis, and the politician Margaret Thatcher, and the singers Marianne Faithfull and Mick Jagger. From here, Sloane Square underground station is close, while Victoria station is also nearby. In addition, the world-renowned restaurants and shops of Elizabeth Street, Chelsea and Knightsbridge are within easy reach.





# Chester Square, SW1W

## Approx Gross Internal Area

6,007 sq ft / 558.1 sq m  
(Including Garage)

## Plant Room

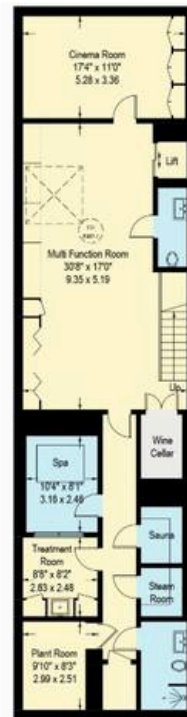
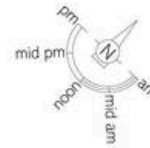
131 sq ft / 12.2 sq m

## Total

6,138 sq ft / 570.3 sq m

# RUSSELL SIMPSON

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.



BASEMENT



LOWER GROUND FLOOR



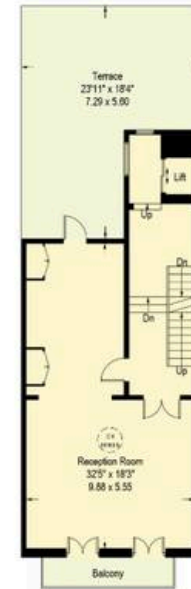
GROUND FLOOR



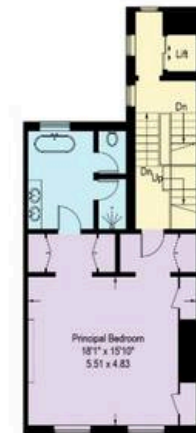
THIRD FLOOR



FOURTH FLOOR



FIRST FLOOR



SECOND FLOOR

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)