



## **RUSSELL SIMPSON**

Majestic house with exceptional  
facilities on a sought-after Chelsea  
street

GILSTON ROAD  
CHELSEA SW10

Gilston Road

Sold

BEDROOMS 5	INTERNAL 6,277 SQ FT	OUTDOOR 4,854 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 5	583 SQM	EPC E	TENURE Freehold





# The Property

Five-bedroom mansion with cinema, sauna and jacuzzi, garage and wraparound garden on one of London's most desirable addresses.

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img 1

Sitting Room

img 2

Entrance Hall





## Indoor Spaces

Entering the house on the ground floor, a front hall with marble floors and a grand staircase connects the different levels of the property. A pair of reception rooms lead off from the hall, looking out over the western and eastern sides of the garden respectively. These are generous spaces with built-in shelving and French doors opening outside.

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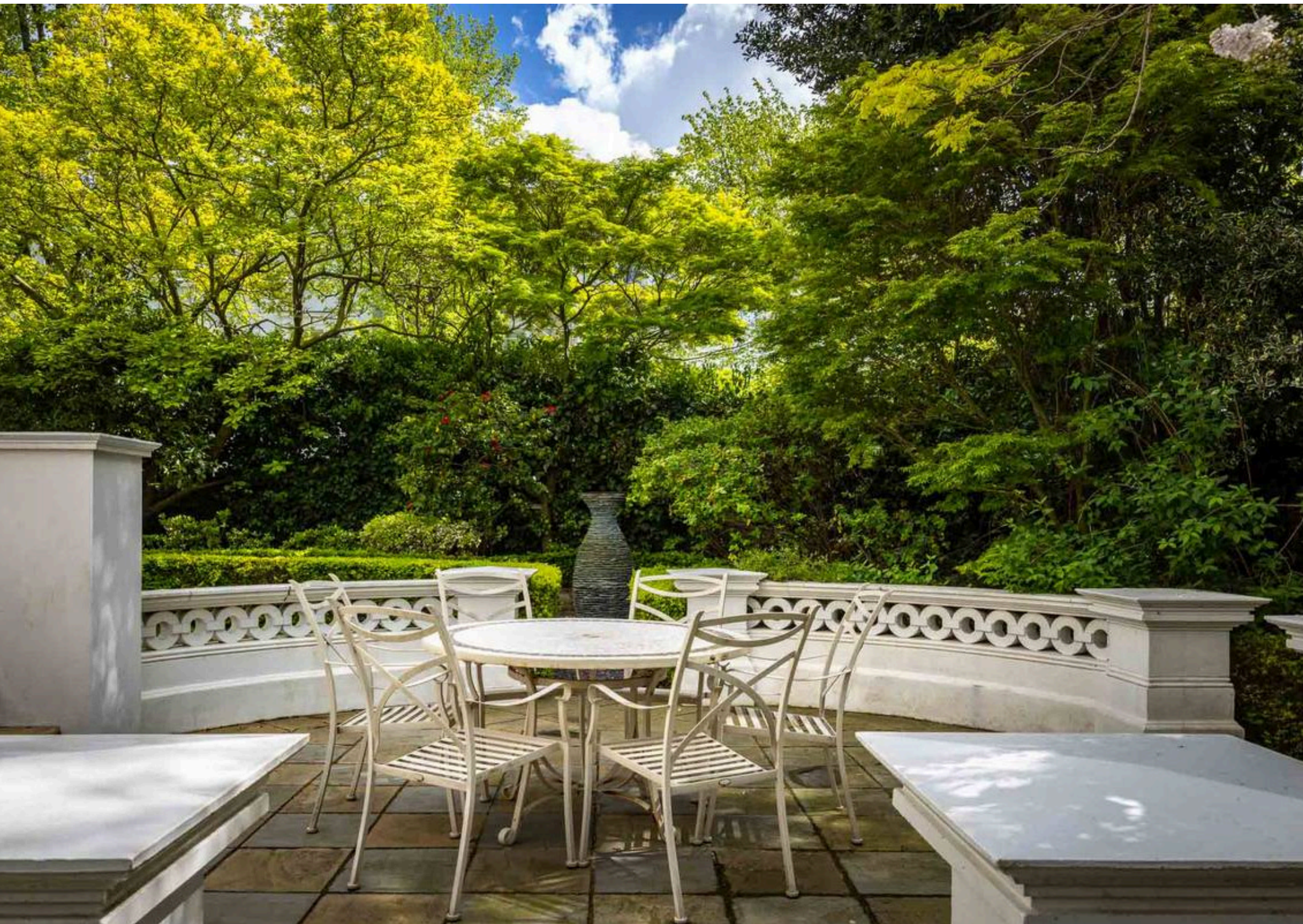
img 1

Sitting Room

img 2

Dining Room







## The Bedrooms

On the lower ground floor, a second hallway leads into the panelled dining room. In addition, this floor contains a bedroom with ensuite bathroom and walk-in wardrobe, as well as a large open-plan kitchen with an informal eating area. Meanwhile, on the basement floor, there is a home cinema and a private sauna with jacuzzi.

Upstairs, the first floor contains two bedrooms and two ensuite bathrooms. The principal bedroom has access to a balcony and a generous bathroom with a jacuzzi-style bathtub. The second bedroom has a pair of walk-in wardrobes and its own ensuite. Upstairs again, on the second floor, are two more bedrooms and two more bathrooms.



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img 1

Principal Bedroom

img 2

Bedroom

## Entertaining Spaces

The first-floor bedrooms and the basement cinema are both safe rooms. The house also benefits from two safes, CCTV and a gated entrance. Several of the rooms have air conditioning, while the triple aspect ensures the rooms are filled with light for much of the day.



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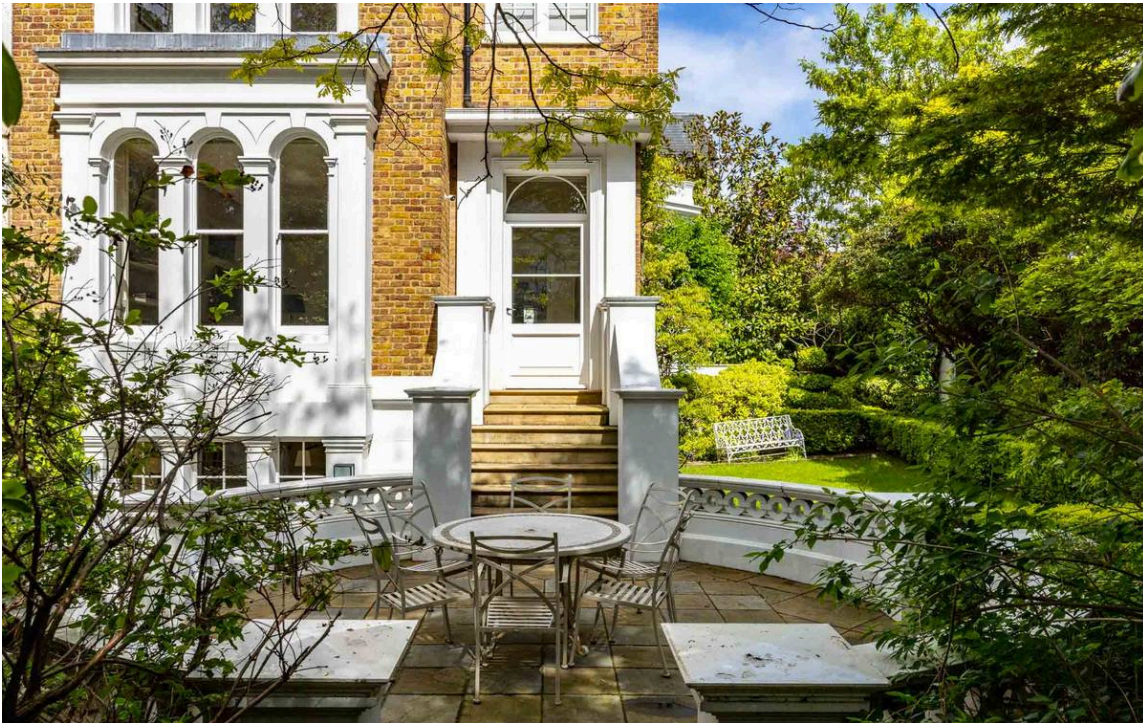
img 1

Media Room

img 2

Cinema Room

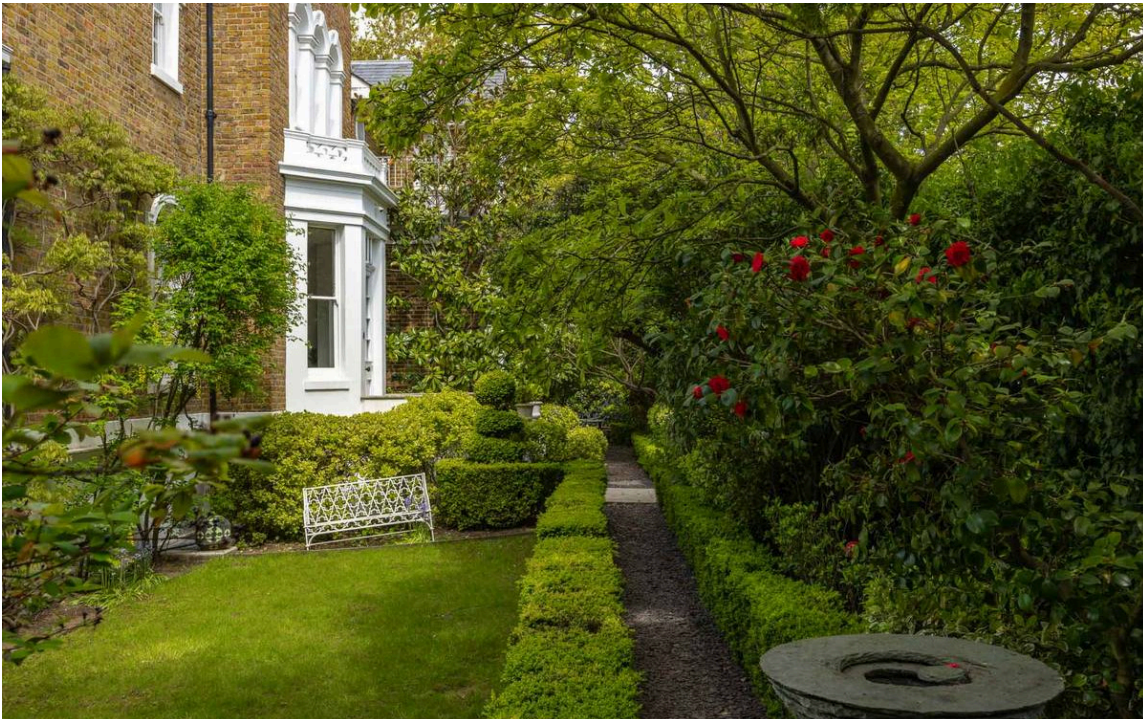




## Outdoor Spaces

The house itself is very handsome, decorated with stucco lintels, sills and window cases, as well as an ornamental tower. In addition, there is access from the garden to a private garage.

Gilston Road is a rare 'island' house and benefits from a superb garden surrounding the property on the east, south and west sides. The garden is laid out in formal sections, divided by stone steps and carved balustrades, while decorative hedges and pathways separate the lawns and flowerbeds. In addition, walls, trees and shrubbery ensure the garden is hidden from the road, adding to a sense of safety and seclusion.



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img 1

Large Garden

img 2

Garden

## The Neighbourhood

The Boltons and neighbouring Gilston Road were laid out in the Victorian Era, with a double crescent of large Italianate mansions set back from the road. Over the years, these streets have drawn many celebrated residents – including actors, singers and politicians – and today they are among the most desirable addresses in London. The area is well supplied with private schools, while the celebrated restaurants and shops of Chelsea and South Kensington are all within easy reach



Russell Simpson



Gilston Road

**Gilston Road, SW10**

**Approximate Internal Area**  
6,277 sq ft / 583 sq m

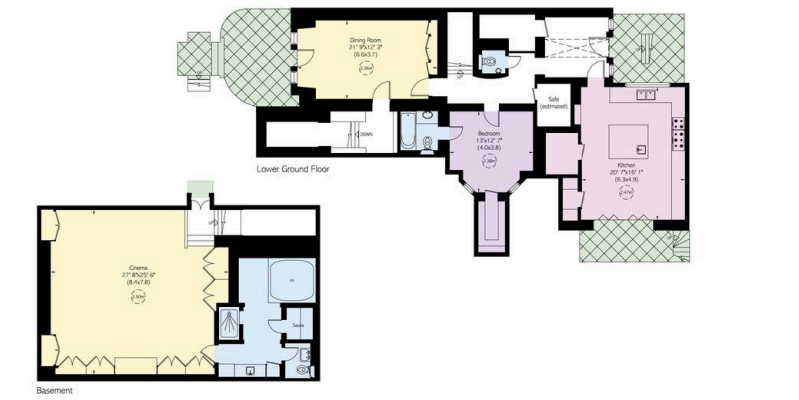
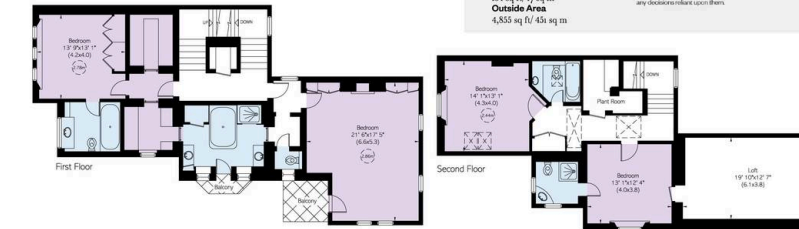
**Including loft**  
635 sq ft / 59 sq m

**Including Garage**  
384 sq ft / 35 sq m

**Outside Area**  
4,855 sq ft / 451 sq m

**RUSSELL  
SIMPSON**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Check every corner in situ in the preparation of this plan. Please check all dimensions, angles, and fittings bearings before making any decisions related to construction.



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SIMPSON**

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