



## **RUSSELL SIMPSON**

Impressive five-bedroom family  
home in Chelsea with garden, roof  
terrace and bright interiors

IFIELD ROAD  
CHELSEA SW10

Ifield Road

£3,000,000

<div>BEDROOMS</div> <div>5</div>	<div>INTERNAL</div> <div>2,706 <small>SQ FT</small></div> <div>251 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL TAX</div> <div>RBKC, G</div>
<div>BATHROOMS</div> <div>3</div>		<div>EPC</div> <div>D</div>	<div>TENURE</div> <div>Freehold</div>

# The Property

Spacious property in a sought-after address on the edge of the Boltons Conservation Area

The house is presented in good condition. Wooden floors and large windows create a sense of elegance and space throughout.







## Indoor Spaces

Entering the house on the ground floor, the front hall opens directly onto the dining room, which in turn flows through to a generous kitchen with a central island. At the far end of the kitchen is a utility room and conservatory-style breakfast room, with bifolding French doors leading into the garden.

The lower ground can be used as a self-contained flat. It features a bedroom, a sitting room, a kitchenette and bathroom. It also offers separate street access and outdoor storage vaults.





## Double Reception Room

The first floor is entirely occupied by a double reception room. High ceilings and full-length windows result in an elegant space, while double doors can separate off the television room. Meanwhile, the half-landing has a guest WC and a storage space that could also be used as a study.

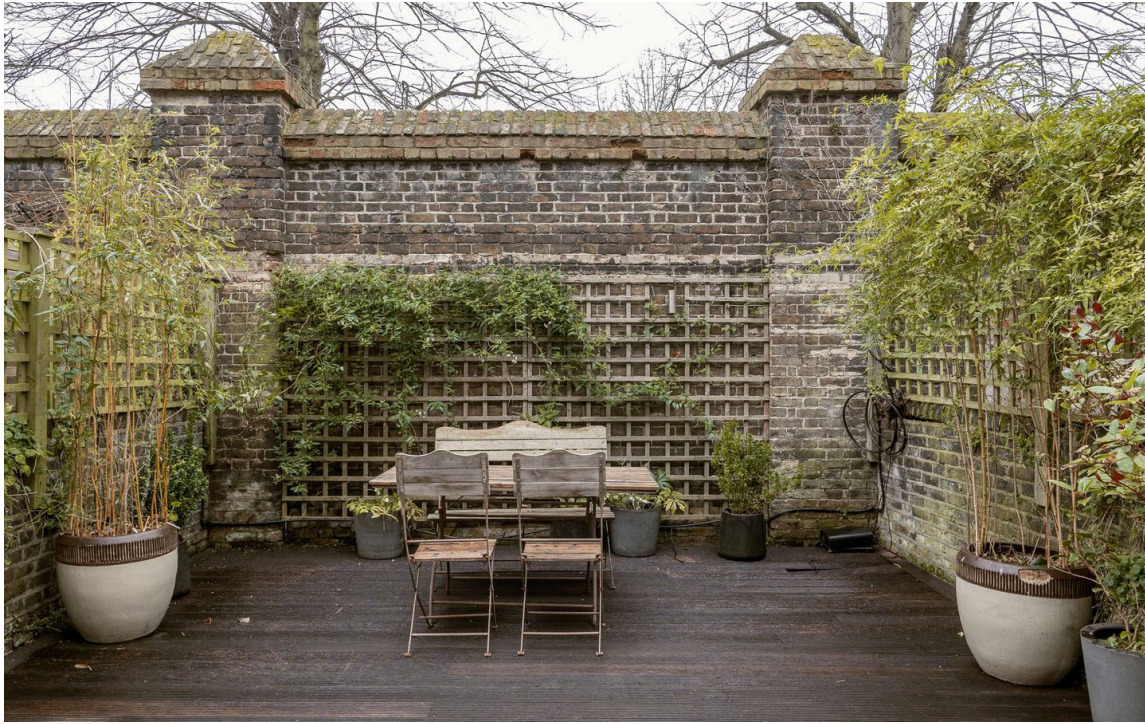


## The Bedrooms

The second floor features two bedrooms sharing a bathroom, with another bedroom on the half-landing. Meanwhile, the principal bedroom suite, which occupies the third floor, offers a bedroom, a walk-in wardrobe and a generous bathroom with a bath. Furthermore, a pair of French doors open onto the roof terrace and fill this space with light.







## Outdoor Spaces

The house includes a south-west facing garden with wooden decking and enough space for outdoor seating. There is also a third-floor terrace that offers expansive views.

## The Neighbourhood

Ifield Road is a quiet street lined with Victorian terraces. The Fulham Road is a few minutes' walk away, while Fulham Broadway is also close. Beyond lies the King's Road, offering a range of excellent restaurants and shops. Finally, the property is on the edge of the beautiful Boltons Conservation Area, with its historic streets and garden squares.



Ifield Road,  
SW10

**Approx Gross Internal Area**  
2,706 sq ft / 251.39 sq m

**Approx Gross Vaults Area**  
109 sq ft / 10.13 sq m

**Total Approx Gross Internal Area**  
2,815 sq ft / 261.51 sq m

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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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SIMPSON**

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