



RUSSELL SIMPSON

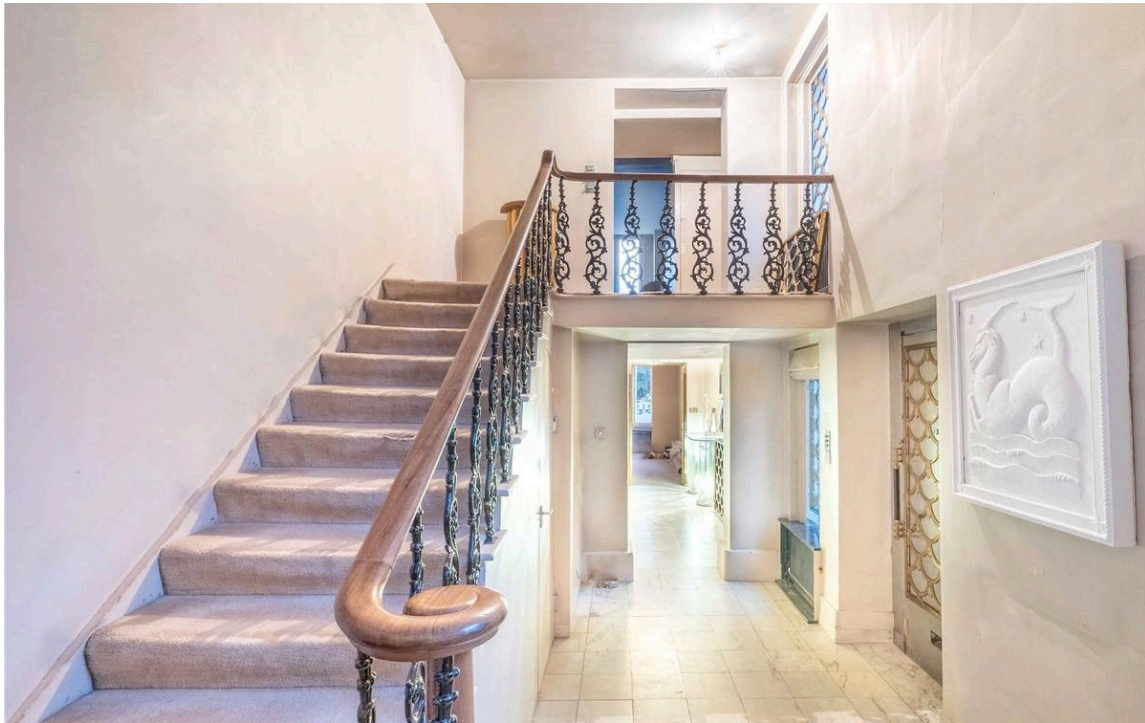
Exceptionally wide white stucco
Chelsea townhouse with
considerable off-street parking

OLD CHURCH STREET
CHELSEA SW3

Old Church Street

£3,750,000

BEDROOMS 6	INTERNAL 3,997 SQ FT	OUTDOOR 777 SQ FT	COUNCIL RBKC
BATHROOMS 5	371 SQM	EPC E	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 28 YEARS	GROUND RENT —	SERVICE CHARGE —



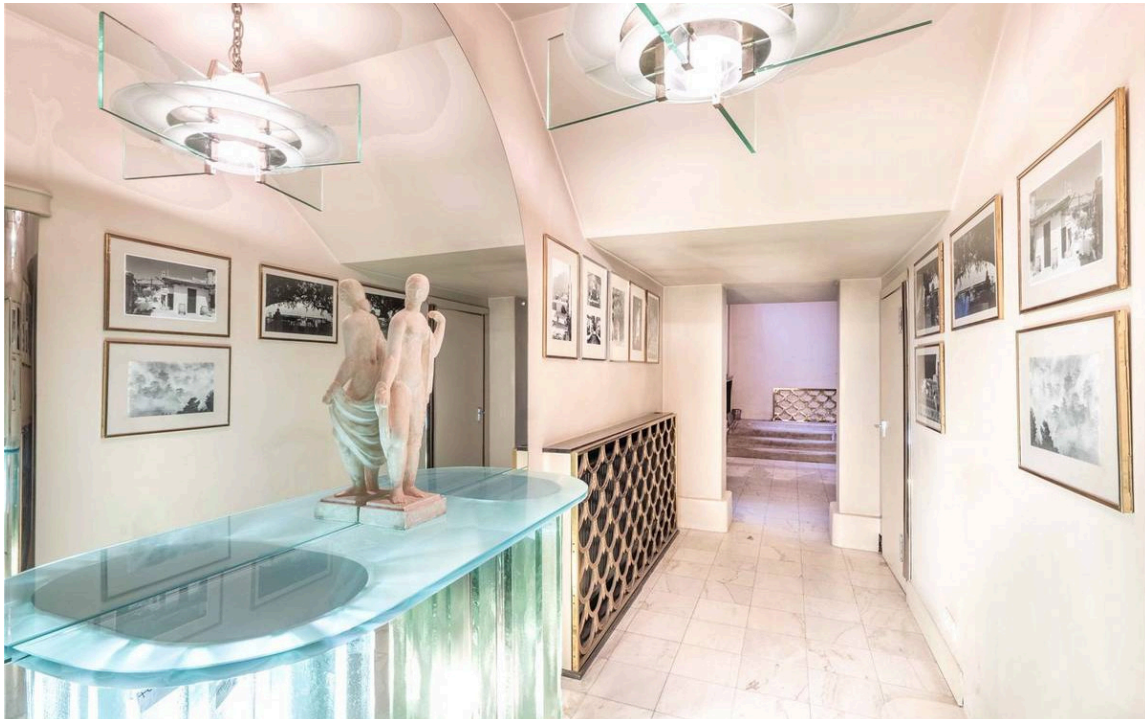
The Property

Six bedroom home on historic Chelsea street with large windows and exceptional potential

The property is entered via a set of carriage doors leading through to a garage. From here, a second door gives access to an impressive staircase hall with lofty proportions. This floor contains a dining room with a wide bay window, as well as a fitted kitchen and a bathroom.

img 1

Hallway





Indoor Spaces

The first floor includes a grand reception room running the entire length of the property with unusually large east-facing windows. In addition, this floor contains a separate suite with two bedrooms sharing a bathroom. On the second floor is a principal bedroom with ensuite bathroom, as well as two further bedrooms and another bathroom.

The lower ground floor offers a second large reception room, along with an extra kitchen and additional bathroom. In addition, there are storage vaults and two patios.

Development Opportunity

The house is unusually wide. The low properties opposite are set back from the street, providing an open aspect for the front-facing rooms. The rear-facing rooms have views over the neighbouring gardens.

The property has belonged to the same owners for many years. It has the potential for a new owner to realise their dreams in designing the house to their own taste. It is available on a 28-year lease.





The Neighbourhood & Outdoor Spaces

The property has a front garden that includes off-street parking for up to two cars. The garage has space for another two cars.

Old Church Street is the oldest street in Chelsea. Over the years it has been home to numerous artists and architects, musicians and writers, with a unique mix of Georgian, Victorian and Modern architecture. The property is moments away from the Fulham Road, with its range of shops and restaurants. In addition, South Kensington station is within walking distance, and so too the neighbourhood's celebrated museums and cultural venues.

Old Church Street, SW₃

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Approximate Internal Area

3,997 sq ft / 371 sq m

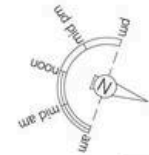
**Including limited use area
and vaults**

92 sq ft / 9 sq m

Outside Area

778 sq ft / 72 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.



Reduced head height below 1.5m



**RUSSELL
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Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

kensington@russellsimpson.co.uk