



## **RUSSELL SIMPSON**

Beautiful three-bedroom family  
home with off-street parking on  
Chelsea's oldest road

OLD CHURCH STREET  
CHELSEA SW3

Old Church Street

£4,150,000

|                |                         |                        |                        |
|----------------|-------------------------|------------------------|------------------------|
| BEDROOMS<br>3  | INTERNAL<br>1,830 SQ FT | OUTDOOR<br>1,491 SQ FT | COUNCIL TAX<br>RBKC, H |
| BATHROOMS<br>2 | 170 SQM                 | EPC<br>D               | TENURE<br>Freehold     |



## The Property

Tasteful red-brick house with generous front and rear gardens moments away from the Fulham Road

Entering the house on the ground floor, the front hall leads through to a spacious reception room. This includes a broad bow window at the front, and double French doors at the rear opening onto the garden. In addition, a moulded fireplace, parquet wooden flooring and an elegant cornice give an added sense of sophistication.



## Indoor Spaces

The house has spacious interiors, decorated in an elegant style to match the historic location.

The rest of this floor features a fitted kitchen with wooden units, leading into a formal dining room. Beyond is a convenient utility room, giving access to the garage. Storage space and a guest WC on the half-landing complete this floor.





## The Bedrooms

The first floor consists of a principal bedroom with an ensuite bathroom, considerable storage space and garden views. The second bedroom on this floor also has copious inbuilt storage, while the third floor features another bedroom with a bathroom next door.







## Outdoor Spaces

The property includes a paved rear garden with enough space for outdoor seating. It also has a garage at the rear of the house, opening onto Chelsea Square Mews. Furthermore, the house is set back from the street with a generous front garden, giving an added sense of privacy.

## The Neighbourhood

Old Church Street is the oldest street in Chelsea and home to numerous artists, architects, musicians and writers over the years. It has a unique mix of Georgian, Victorian and Modern architecture, evoking the rich history of the entire neighbourhood. This house is close to the Fulham Road, with its celebrated restaurants and shops. Furthermore, South Kensington underground station is within walking distance.





## Old Church Street, SW<sub>3</sub>

**Approximate Internal Area**  
1,830 sq ft/ 170 sq m

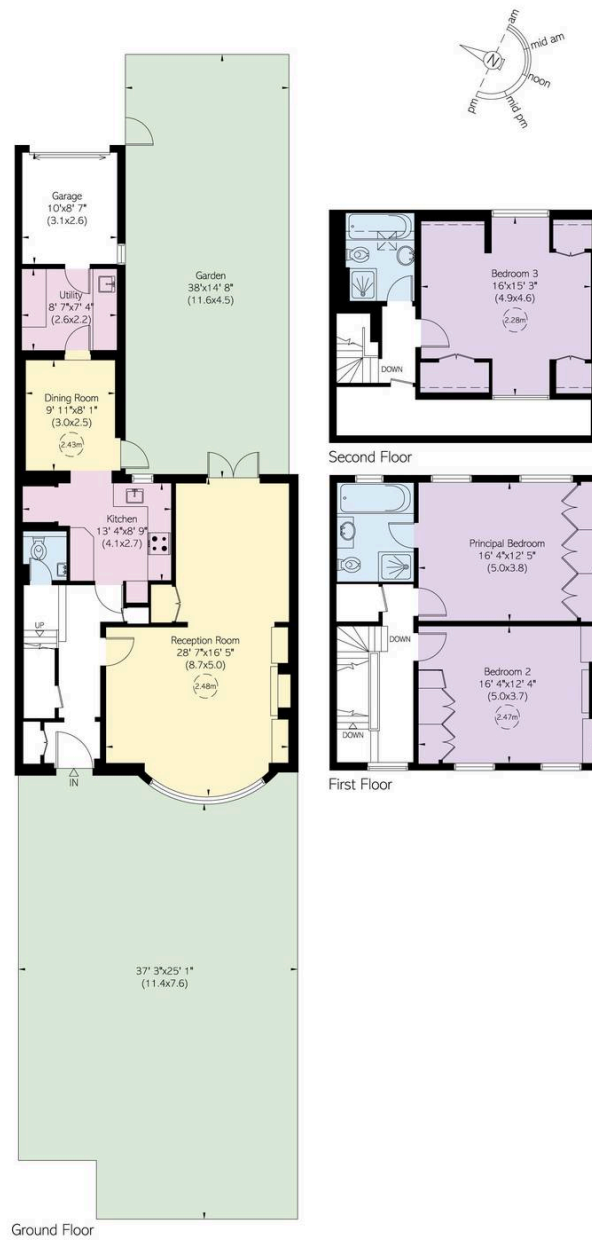
**Including limited use area**  
109 sq ft/ 10 sq m

**Garage**  
86 sq ft/ 8 sq m

**Outside Area**  
1,491 sq ft/ 139 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.





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SIMPSON**

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