



RUSSELL SIMPSON

Beautiful one-bedroom house next to
Chelsea's most historic street

OLD CHURCH STREET
CHELSEA SW3

Old Church Street

Sold

BEDROOMS 1-2	INTERNAL 1,434 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	133 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 975 YEARS	GROUND RENT —	SERVICE CHARGE £3,250 P/Y

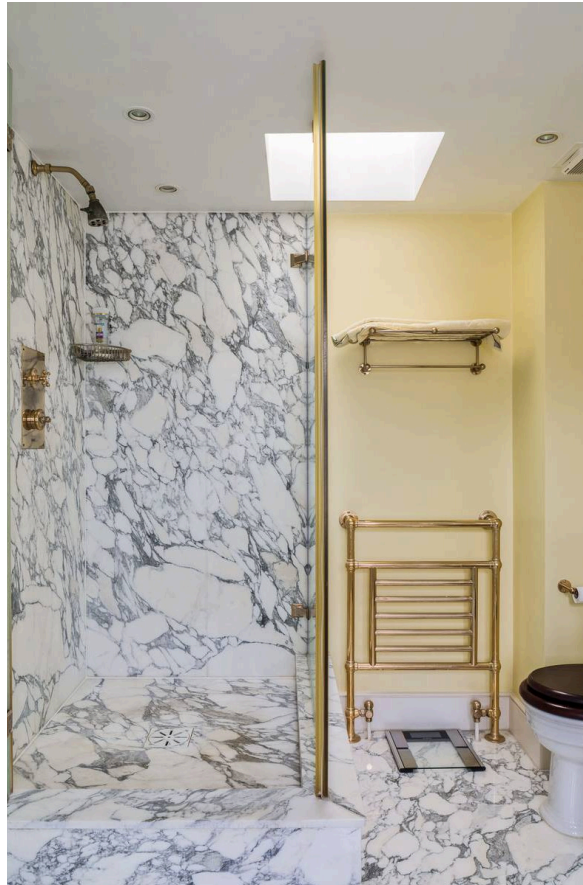


The Property

Traditionally decorated property with a grand reception room, on a secluded courtyard in the Chelsea village.



Indoor Spaces



The house is entered on the ground floor, where a staircase hall opens onto a large kitchen, with enough space for a separate breakfast area. Next door is a dining room, which could easily be repurposed as an additional bedroom. A guest loo with its own shower completes this floor.

Upstairs, a generous reception room occupies the entire first floor, with high ceilings and tall windows on both sides of the room, giving an added sense of light and space. Upstairs again, on the second floor, the bedroom suite offers a separate dressing room, as well as a spacious ensuite bathroom with marble tiling.

The interior of the house has been finished in a charming style, with high-quality storage units and furnishings. However, it also has the potential to be reimagined for modern living.

Outdoor Spaces

The property is accessed from a gated courtyard with paved floors and raised flowerbeds. The buildings have metal verandas and stucco ground floors, while the courtyard is set back from Old Church Street, creating a sense of privacy and calm.

In addition, the property has access to an underground parking space.



The Neighbourhood

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 within walking distance of the King's Road, with its many celebrated shops and restaurants. In addition, the Chelsea Embankment and Battersea Park are both in easy reach.

The Courtyard, SW3

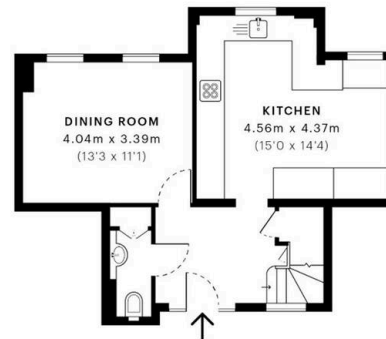
CAPTURE DATE 13/12/2021 LASER SCAN POINTS 3,834,597

GROSS INTERNAL AREA

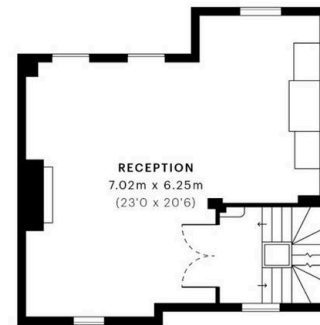
133.51 sqm / 1437.09 sqft



— Second Floor



— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
133.51 sqm / 1437.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
122.51 sqm / 1318.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.95 sqm / 10.23 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 127.85 sqm / 1376.17 sqft
IPMS 3C RESIDENTIAL 123.64 sqm / 1330.85 sqft

spec id: 61b3694f2e2a260e61c35d4f

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