



RUSSELL SIMPSON

Five bedroom townhouse on a
beautiful Chelsea street

OVINGTON STREET
CHELSEA SW3

Ovington Street

OFFERS IEO

£5,000,000

| | | | |
|----------------|-------------------------|----------------------|------------------------|
| BEDROOMS 5 | INTERNAL 2,457 SQ FT | OUTDOOR 877 SQ FT | COUNCIL TAX RBKC, H |
| BATHROOMS 4 | 228 SQM | EPC D | TENURE Freehold |



The Property

Well-located family home with an unusually large garden that catches the afternoon sun.



Indoor Spaces

Entering the house on the ground floor, the front door opens onto a generous drawing room that runs the entire length of the building, with a conservatory space at the far end. In addition, the half landing contains a study with views over the garden.





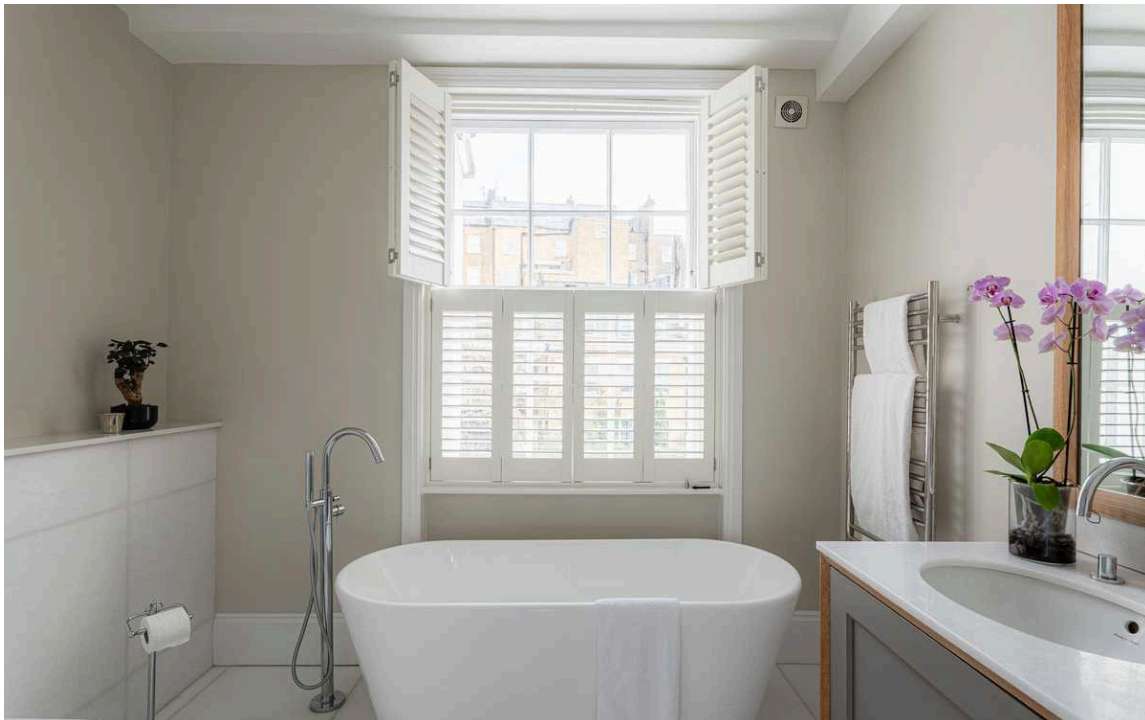
Entertaining Spaces

Downstairs, on the lower ground floor, the open-plan kitchen leads through to a dining area, with French doors beyond that access the garden. On the other side, the kitchen opens onto an informal family sitting room. From here, one door leads out into the patio, while another leads through to the utility room. This rooms contains a spiral staircase, rising up to a self-contained ensuite bedroom.



The Bedrooms

The first floor is entirely occupied by a generous principal bedroom with ensuite bathroom and considerable built-in storage. On the half-landing is a second bathroom, while the third floor contains three more bedrooms and an additional shared bathroom. The layout is both convenient and flexible for a family, while the rooms are presented in very good condition.





Outdoor Spaces

The property includes a paved garden with enough space for outdoor dining. The garden is unusually large for the street, while the garages on one side create a gap between the buildings that bathe the space in afternoon sun. In addition, there is a front patio with access to a pair of underground storage vaults.



The Neighbourhood

Ovington Street is a quiet road lined with low-built houses. Sloane Square underground station is within walking distance, while South Kensington is also close. In addition, the restaurants and shops of Chelsea and Knightsbridge are within easy reach.

Ovington Street, SW3

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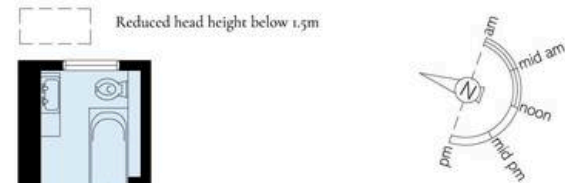
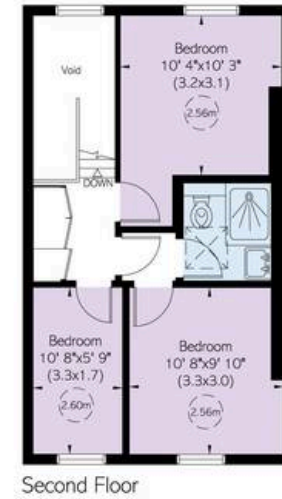
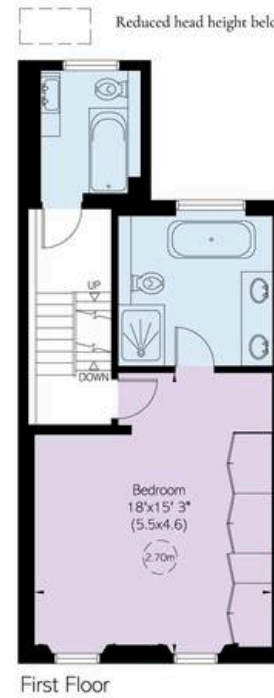
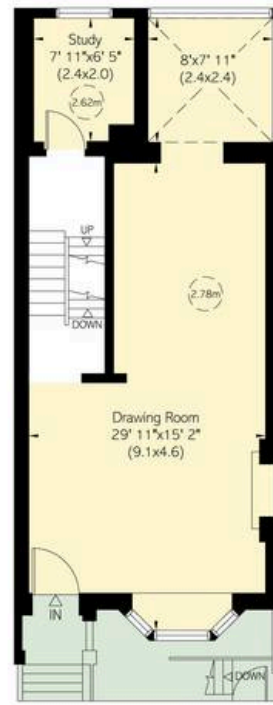
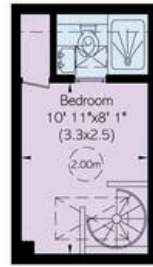
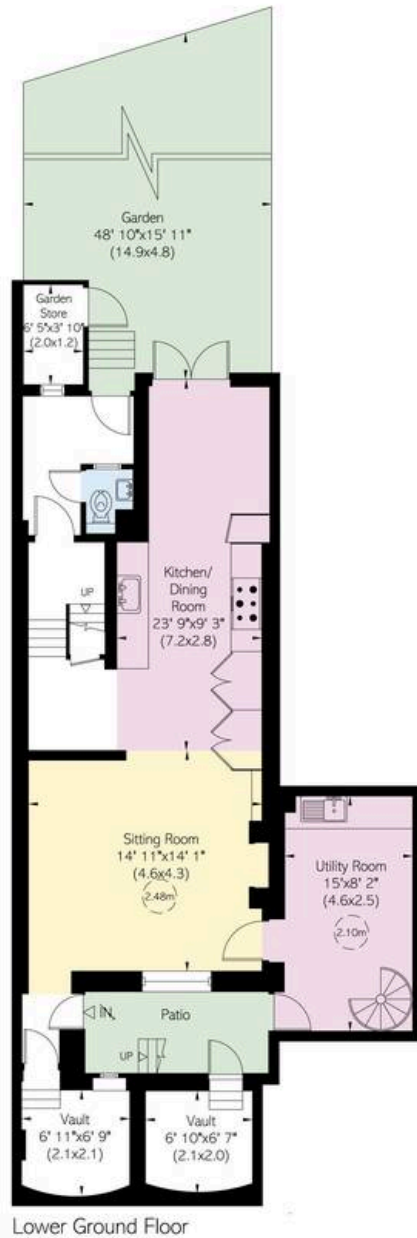
Approximate Internal Area
2,457 sq ft/ 228 sq m

**Including limited use area,
garden storage and vaults**

130 sq ft/ 12 sq m

Outside Area
878 sq ft/ 82 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.



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