

**RUSSELL
SIMPSON**

Paultons Square

PAULTONS SQUARE
CHELSEA SW3

Paultons Square

Sold

BEDROOMS 5	INTERNAL 3,200 SQ FT 297 SQM	OUTDOOR —	COUNCIL TAX H
BATHROOMS 3		EPC D	TENURE Freehold



The Property

Occupying the key position, in this sought after Chelsea garden square with a 58' private garden.

Following an ambitious and substantial refurbishment by the current owners, the house has been immaculately and sympathetically restored to its deserved glory. It now offers approximately 3,200 square feet of unrivalled family accommodation, boasting three floors of living/entertaining space, of which includes a resplendent first floor drawing room enjoying glorious westerly views over the private garden square to the front and open views over the garden at the rear.





Indoor Spaces

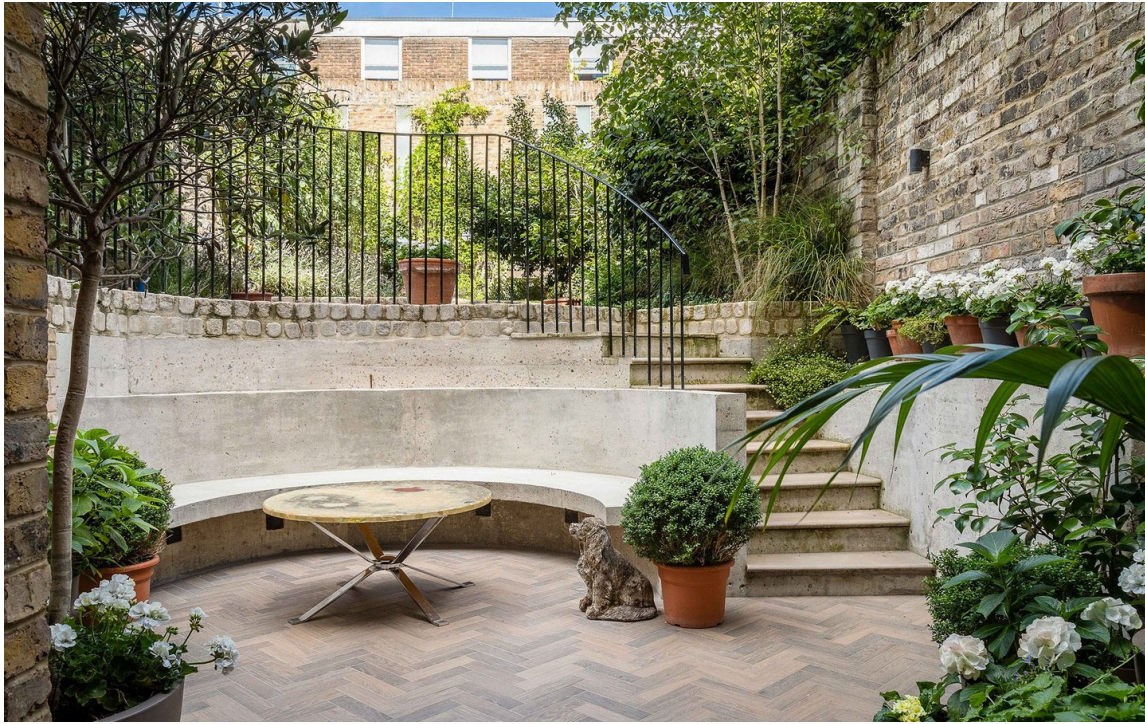
To further complement the elegant drawing room, the ground floor boasts a kitchen with clear views towards the garden at the rear which is made complete with a conservatory leading off the kitchen. In addition to the generous living area, the property offers five/six bedrooms, with the principal suite occupying the entire second floor. The rear garden can be accessed from both ground and lower ground floor levels.



Details

The interiors are stylish and sumptuous, whilst remaining sympathetic to its Georgian heritage where original features have been reclaimed and retained, including (but not limited to) flooring, cornicing, and fireplaces.

It serves to enhance and complete the overall package of this being a once in a lifetime opportunity to acquire a house that possesses a layout highly suitable to family living whilst offering flexible accommodation in this most enchanting part of Chelsea.



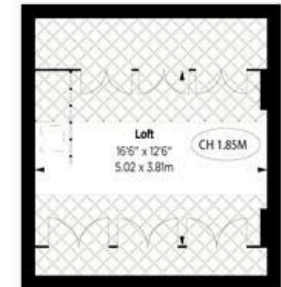
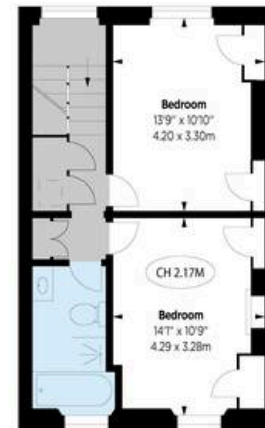
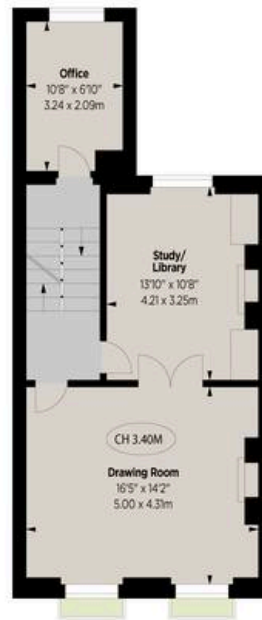
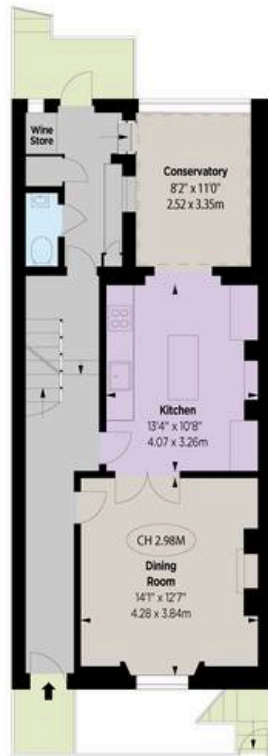
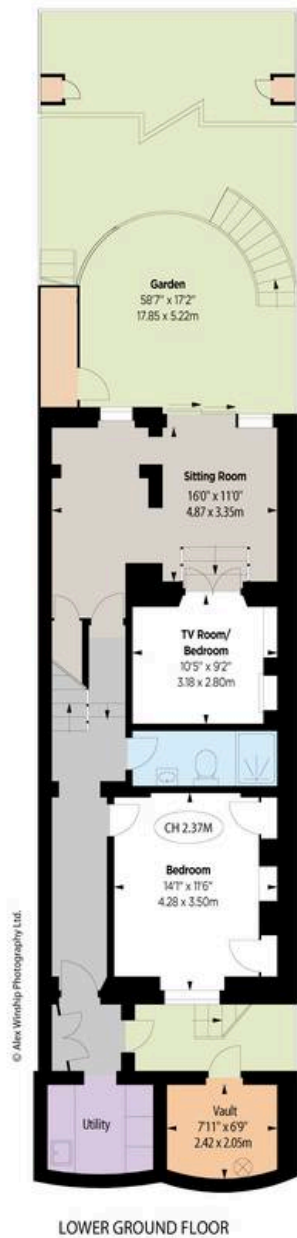
Outdoor Space

Much attention has been given to the delightful and attractive private garden which has been cleverly designed to create clear zoned areas to maximise the enjoyment and aesthetic appeal with mature plants and trees, large established camellias and espalier fruit trees.

The Neighbourhood

Paultons Square is a Georgian terraced garden square, built between 1836-40, on the site of a former market garden, previously owned by Sir Thomas More and Sir John Dawes. The square is located to the south of the Kings Road and is therefore ideally situated for all the world famous shops, restaurants and amenities the Kings Road has to offer. The River Thames and open spaces of Battersea Park can also be found just to the south of Chelsea Embankment.





Paultons Square, SW3

APPROX. GROSS INTERNAL AREA *
3148 Ft² - 292.57 M²
(Excluding Vault & Including 20.16 M² of Under 1.5m Area)

Vault
53 Ft² - 4.92 M²

TOTAL
3200 Ft² - 297.49 M²



Key:
CH - Ceiling Height
X Under 1.5m

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

ALEX WINSHIP
Photography

* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



**RUSSELL
SIMPSON**

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