



## **RUSSELL SIMPSON**

Exceptional four bedroom Grade II  
listed family home on a historic  
garden square in Chelsea

PAULTONS SQUARE  
CHELSEA SW3

# Paultons Square

# Sold

BEDROOMS 4	INTERNAL 3,706 SQ FT	OUTDOOR 762 SQ FT	COUNCIL TAX H
BATHROOMS 4	344 SQM	EPC D	TENURE Freehold



## The Property

Substantial property close to the King's Road with gym, sauna, and media room, as well as a separate garden house.





## Indoor Spaces

Entering the property on the ground floor, the front hall opens onto a suite of rooms running the length of the building. At the front is a study with garden views, in the middle a reception room with a fireplace, and at the far end a drawing room with a large window overlooking the garden and a pair of French doors leading outside.





## Entertainment Spaces

Downstairs, on the lower ground floor, is another suite of rooms running the length of the building. First, a dining room with a guest loo and separate street access. Next, an informal family room, and after that a modern kitchen with French doors leading through to a patio, with stairs rising up to the garden. Beyond, another set of steps lead down to the utility room and media room, which includes a home cinema.





## The Bedrooms

On the first floor is a generous bedroom suite, with a principal bedroom overlooking the communal garden, as well as a bathroom with separate bath and shower, and a dressing room beyond. Meanwhile, the second floor contains a pair of bedrooms with inbuilt storage, sharing a bathroom on the upper second floor.

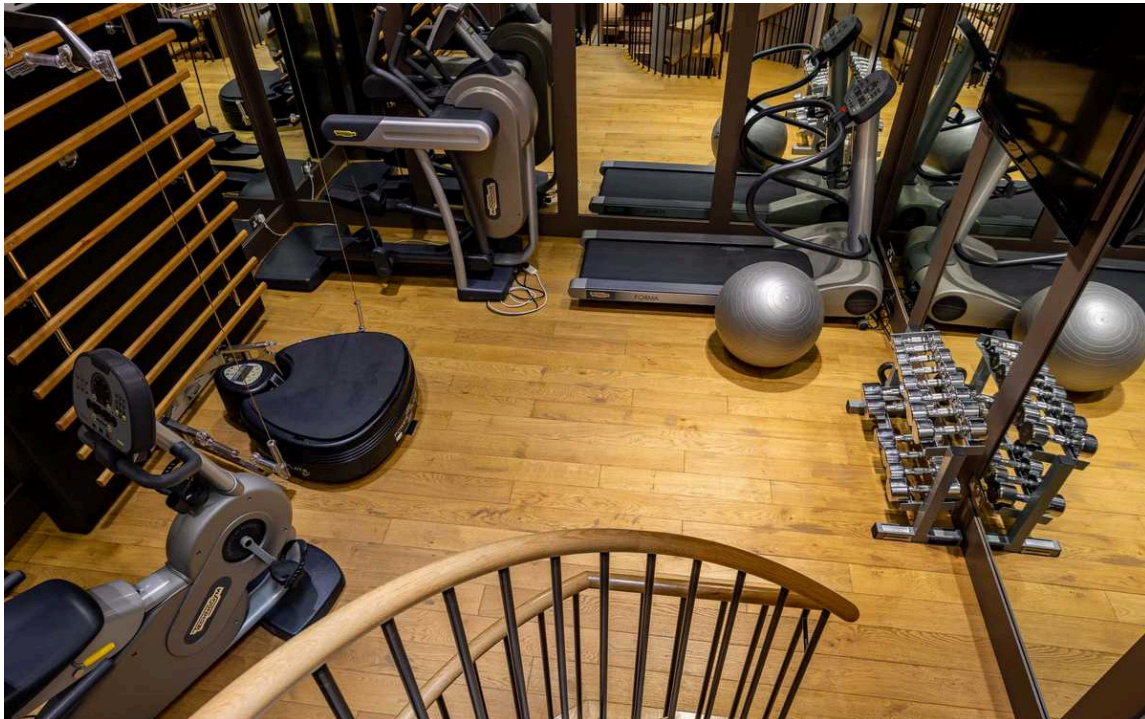






## The Summer House

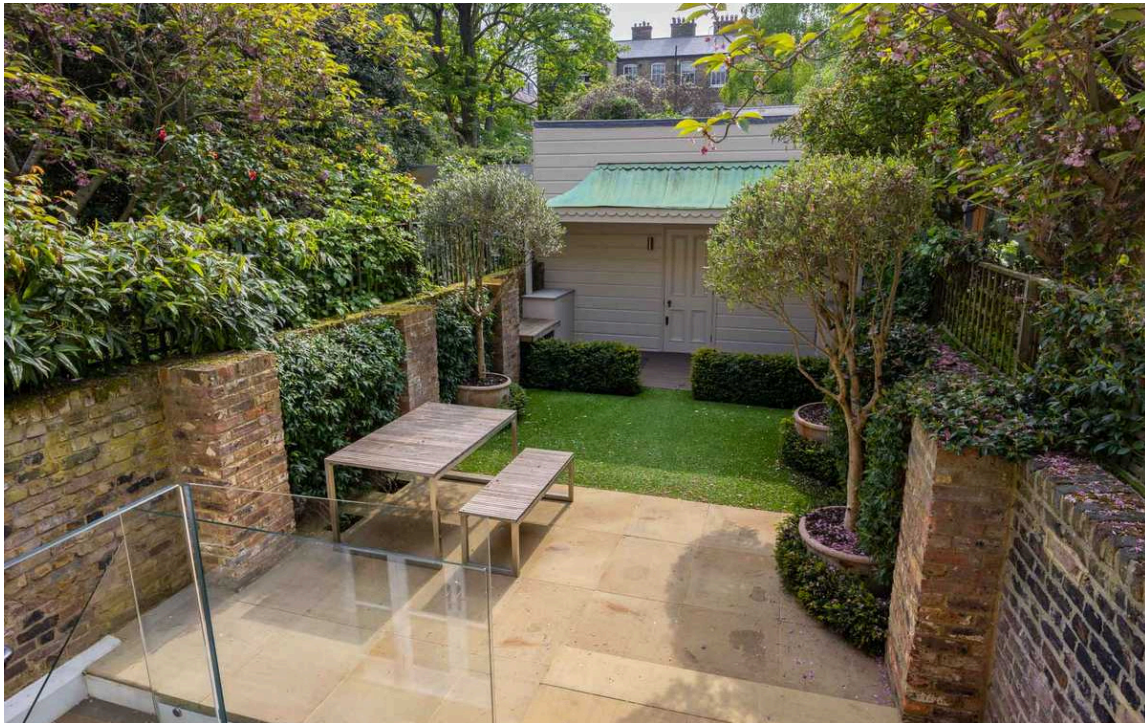
Almost unique on this square, the property benefits from a linked summer house at the end of the garden. Its ground floor includes a generous fourth bedroom with next-door bathroom. From there, a staircase leads down to the gym, which directly connects to the media room of the main house. Downstairs again is a home spa with a sauna, as well as a wine cellar and additional storage space.



## Details

The property is decorated in a contemporary manner, giving the interiors a sense of space and light. Muted tones and minimalist design details combine with the original features in a stylish fashion.





## Outdoor Spaces

The property includes a garden with a paved area for outdoor dining and a lawn that receives light for much of the afternoon. Brick walls and planted borders give a sense of privacy and seclusion. Residents also have the right to access the communal garden square, which contains a playground.







## The Neighbourhood

Paultons Square is a private garden square adjacent to the King's Road. Built towards the end of the Georgian Era, in the twentieth century it was home to numerous writers, including Gavin Maxwell, Samuel Beckett, Jean Rhys and the painter Augustus John. Today it is one of the most sought-after squares in Chelsea, with the neighbourhood's many shops and restaurants within easy reach. In addition, the Thames is in walking distance, as well as the green spaces of the Chelsea Embankment and Battersea Park.





**RUSSELL  
SIMPSON**

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