



RUSSELL SIMPSON

Beautiful family home on a historic
garden square in Chelsea

PAULTONS SQUARE
CHELSEA SW3

Paultons Square

Sold

BEDROOMS 4	INTERNAL 2,245 SQ FT	OUTDOOR 1,108 SQ FT	COUNCIL TAX H
BATHROOMS 3	208 SQM	EPC D	TENURE Freehold

The Property

Four-bedroom house close to the King's Road, with a secluded south-west facing garden and a stylish modern kitchen.



Family Spaces

Entering the house on the ground floor, a suite of three rooms runs the length of the house.

The first is a reception room, the second a hall, and the third a family room – each one opening onto the next and letting light through the house. What's more, the family room has a conservatory feel, thanks to overhead skylights and a glass-sided gable, and opens onto a balcony.



img 1

Inner hallway.

img 2

Details in the drawing room.

Entertaining Spaces

Downstairs, on the lower ground floor, is an open-plan kitchen with a breakfast eating area and a separate dining area.

This space has been furnished in a contemporary style, while a set of French doors open onto the garden. A second sitting room, a guest cloakroom, and a laundry room complete this floor.



img 1

Kitchen and dining areas.



Bedroom Spaces

Upstairs, the principal bedroom occupies the first floor, with a corridor wardrobe and a spacious ensuite bathroom. The house is Grade II listed, its interior a tasteful mix of the traditional and the modern.

In addition, the mezzanine floor contains a small study with views over the garden. Upstairs again, on the second floor, three bedrooms share a bathroom and a walk-in wardrobe for additional storage.



Outdoor Spaces



The long garden contains a lawn, a paved area for outdoor dining, and a paved staircase leading up from the ground floor.

The garden is not overlooked by any neighbouring properties, and when combined with the dense foliage lining the lawn, this adds to the sense of privacy and calm. Residents also have the right to access the communal garden square, which contains a playground.

img 1

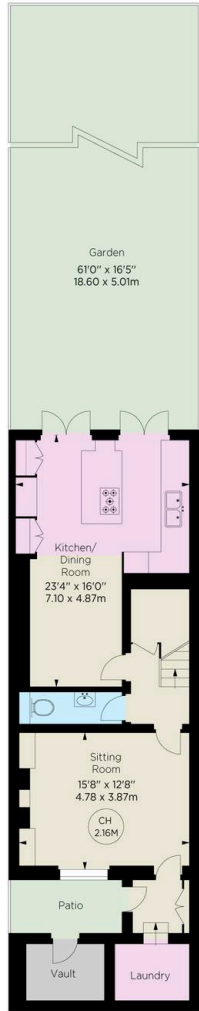
The tranquility of the private garden.



The Neighbourhood

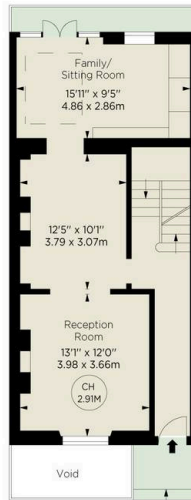
Paultons Square is a private garden square adjacent to the King's Road. Built towards the end of the Georgian Era, in the twentieth century it was home to numerous writers, including Gavin Maxwell, Samuel Beckett, Jean Rhys and the painter Augustus John.

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.



LOWER GROUND FLOOR

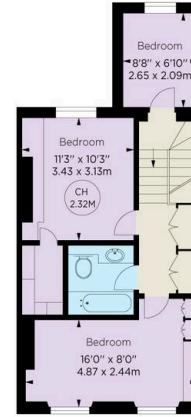
Key :
CH - Ceiling Height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

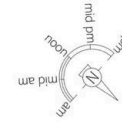
Paultons Square, SW3

APPROX. GROSS INTERNAL AREA *
2245 Sq Ft - 208.56 Sq M
(EXCLUDING VAULT)

VAULT
38 Sq Ft - 3.53 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
2283 Sq Ft - 212.09 Sq M

APPROX. OUTDOOR AREA
1109 Sq Ft - 103.10 Sq M



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

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*Floorplan for guidance only, used to guide in 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 common edition of the RICS Code of Measuring Practice.



VIEWING ARRANGEMENTS

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For more information on this property, visit our website at www.russellsimpson.co.uk. This property is under construction. Builders and their agents are not responsible for any errors or omissions in this document. All measurements and areas are approximate and have been prepared in accordance with the common edition of the RICS Code of Measuring Practice.

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