



**RUSSELL
SIMPSON**

Sublime four-bedroom family home
on a historic garden square close to
the King's Road

PAULTONS SQUARE
CHELSEA SW3

Paultons Square

£4,350,000

BEDROOMS 4	INTERNAL 2,034 SQ FT	OUTDOOR 1,059 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 2	188 SQM	EPC D	TENURE Freehold



The Property

Tastefully decorated Grade II listed terrace house on one of Chelsea's most sought-after addresses

Entering the house on the ground floor, the front hall opens onto an impressive double reception room. High ceilings, and a south-west facing bay window, add to the room's sense of brightness and space. This floor also features a guest WC and garden access.



Entertaining Spaces

The lower ground floor is almost entirely occupied by a generous living space. As well as an open-plan kitchen, there is also a dining area, a utility room and an office. Furthermore, this floor has access to the rear garden and the front patio.

The interiors of the house are decorated in a tasteful style that suits this traditional setting. They have been well-preserved and include original features like the fireplaces. They also have the potential to be reimagined by new owners to create a perfect family home.





The Bedrooms

The first floor consists of two bedrooms, with a bathroom on the half-landing. The second floor has two more bedrooms, with an additional bathroom on the third floor.





Outdoor Spaces

The house includes an unusually generous 60ft garden with paved pathways and enough space for outdoor seating.



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 Old 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. This house is near the centre of the terrace, giving wonderful views over the square.



Paultons Square, SW3

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Approximate Internal Area

2,034 sq ft/ 189 sq m

Vault Area

47 sq ft/ 4 sq m

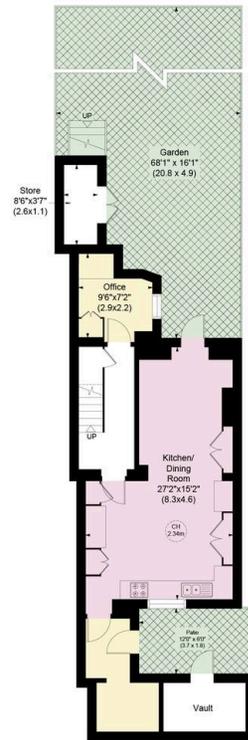
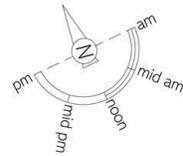
Store Area

31 sq ft/ 3 sq m

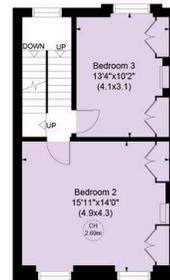
Outside Area

1060 sq ft/ 98 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.



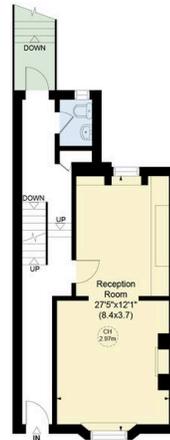
Lower Ground Floor



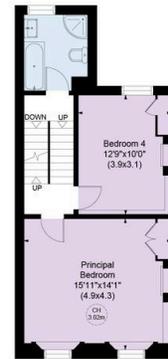
Second Floor



Third Floor



Ground Floor



First Floor

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