



RUSSELL SIMPSON

This exceptional Grade II* listed
Georgian town house

PELHAM CRESCENT
SOUTH KENSINGTON SW7

Pelham Crescent

Sold

BEDROOMS 5	INTERNAL 3,516 SQ FT 326 SQM	OUTDOOR —	COUNCIL TAX SKE, H
BATHROOMS 3		EPC D	TENURE Freehold



The Property

The property stands in the middle of the favoured south-western terrace of this beautiful white-stucco fronted crescent.

Internal accommodation extends to approximately 3,500 square feet, to include a beautifully appointed ground floor kitchen, dining room and breakfast room. Replete with a 'Piano Nobile' First Floor Drawing Room and an unusually large principal bedroom suite occupying the entire second floor, the property offers five bedrooms in total. Further amenities include a separate laundry room, two guest cloak-rooms, a study / office space that opens out on to the 70 foot west-facing garden along with three vaults.

Elegant proportions and beautiful, intricate architectural details are complemented by excellent light and rare-to-find green, far-reaching views not only to the front but also to the rear in this most central and convenient of locations.

This property does enjoy the use of the mature and well-manicured communal gardens over which it looks.



Outdoor Spaces



Russell Simpson



Pelham Crescent



The Neighbourhood

Built in the late 1830s by George Basevi, an architectural pupil of Sir John Soane, and named after Henry Thomas Pelham, 3rd Earl of Chichester, Pelham Crescent is one of the few surviving original crescents in central London.

Built on land that once belonged to Henry Smith's Charity Estate, the area and its immediate surroundings is characterised by garden squares and elegant Georgian & Victorian architecture - the result of which is Conservation Area status.

PELHAM CRESCENT, SW7
 Approximate Area = 3,516 sq ft/ 327 sq m
 Including Vault (161 sq ft/ 15 sq m)



**RUSSELL
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