

**RUSSELL
SIMPSON**

Sophisticated four-bedroom Chelsea house with immaculate contemporary interiors and garage parking

POND PLACE
CHELSEA SW3

Pond Place

£7,950,000

BEDROOMS 4	INTERNAL 4,277 SQ FT	OUTDOOR 382 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 4	397 SQM	EPC D	TENURE Freehold



The Property

Sophisticated four-bedroom Chelsea house with immaculate contemporary interiors and garage parking



Indoor Spaces

Recently refurbished house with a lift on a quiet cul-de-sac close to South Kensington underground station

Stepping into the house on the ground floor, the entrance hall leads through to a spacious open-plan kitchen. As well as a fitted kitchen, this room includes a central island breakfast bar and an informal dining area. The rest of the floor has a guest WC and access to the garage.



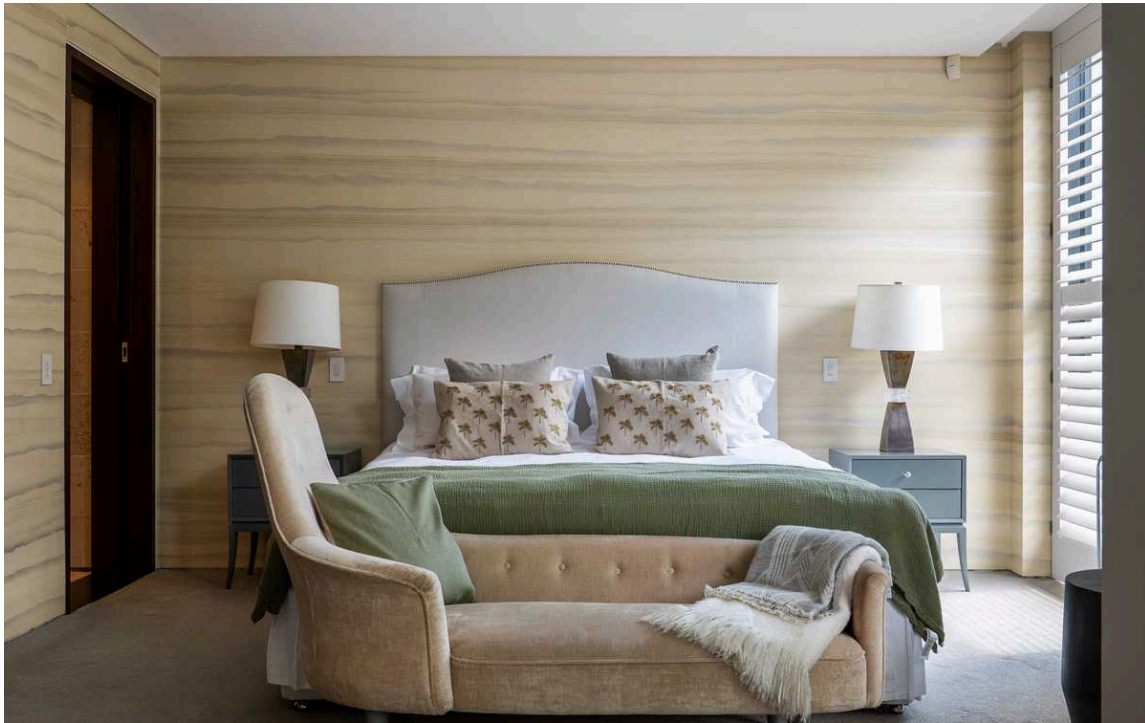


Entertainment Spaces

Downstairs, the lower ground floor offers a study and sitting room, as well as a bedroom with an ensuite bathroom and inbuilt storage space. Meanwhile, the basement floor features a family cinema, along with a utility room and further storage space.

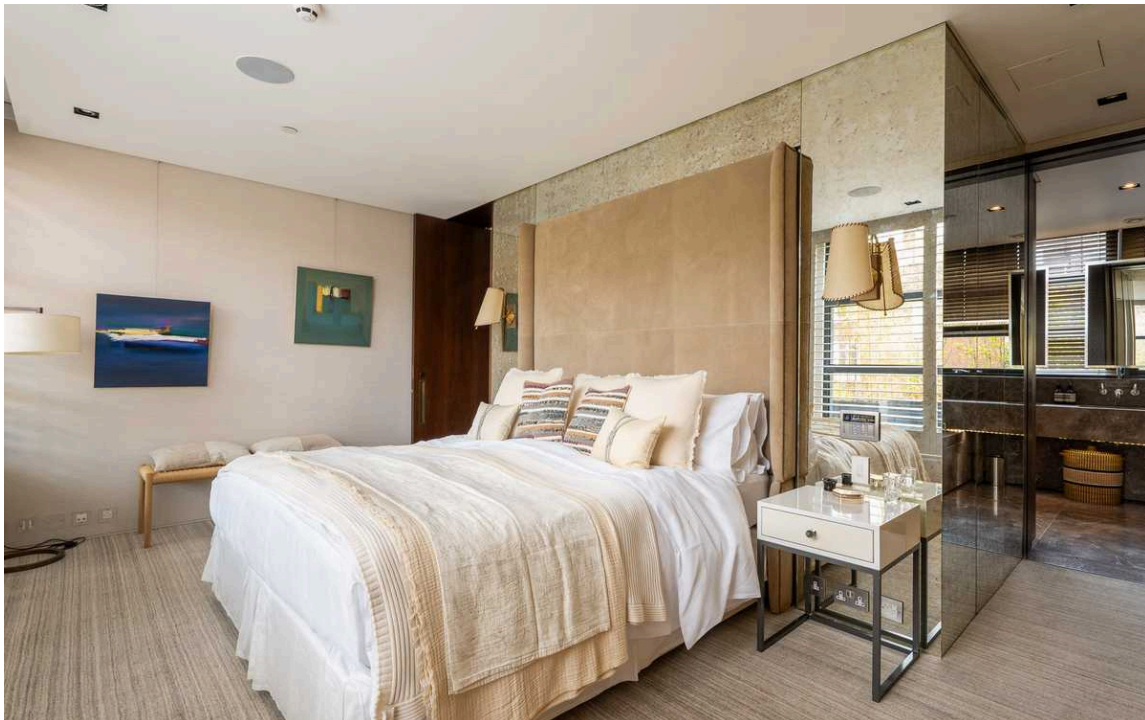
The first floor is entirely occupied by an exquisite reception room with sliding French doors opening out onto a west-facing terrace. This lofty and generous room is separated into an elegant seating area and a formal dining room.





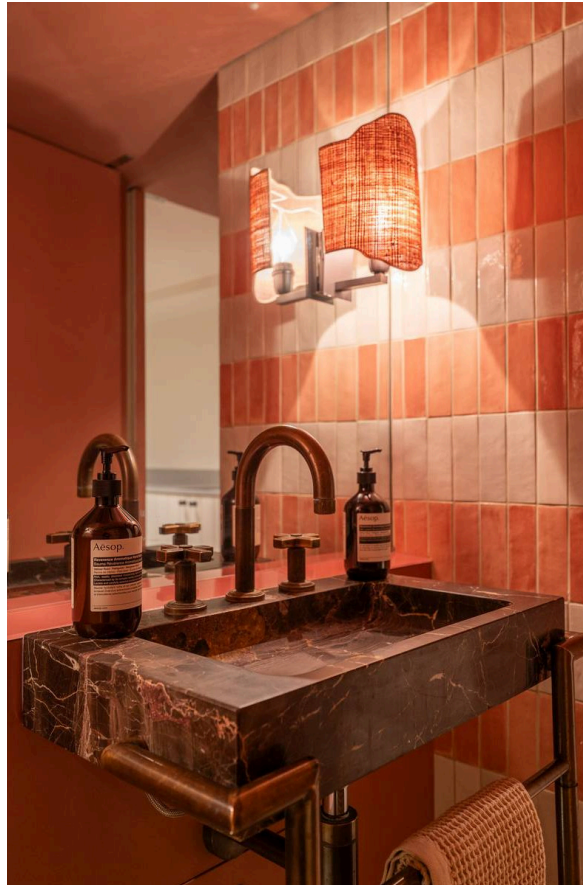
The Bedrooms

The second floor offers a pair of bedrooms, both with ensuite bathrooms, and one with a walk-in wardrobe. The principal bedroom occupies the whole third floor, with a well-proportioned bathroom featuring both bath and shower, as well as considerable storage space. More sliding French doors fill the space with afternoon light.



The Design

This exceptional modern house was built by the celebrated developer Morpheus in 2012 and recently refurbished. Its contemporary design blends natural materials like stone and wood to create sophisticated but also comfortable interiors. A lift connects each floor of the house, with air conditioning and underfloor heating throughout.





Outdoor Spaces

The house has a pair of west-facing terraces that receive the afternoon sun as well as two patios. In addition, there is a garage providing off-street parking.



The Neighbourhood

Pond Place is a quiet and beautiful cul-de-sac in central Chelsea. It is lined with a mix of mews-like houses and apartment buildings from different architectural periods.

From here, the restaurants and shops of the Fulham Road and the King's Road are close, while the celebrated cultural institutions of Kensington are also nearby. In addition, South Kensington underground station is within easy reach, and the foodie paradise of Chelsea Green is a short walk away.

Beau House Pond Place, SW3

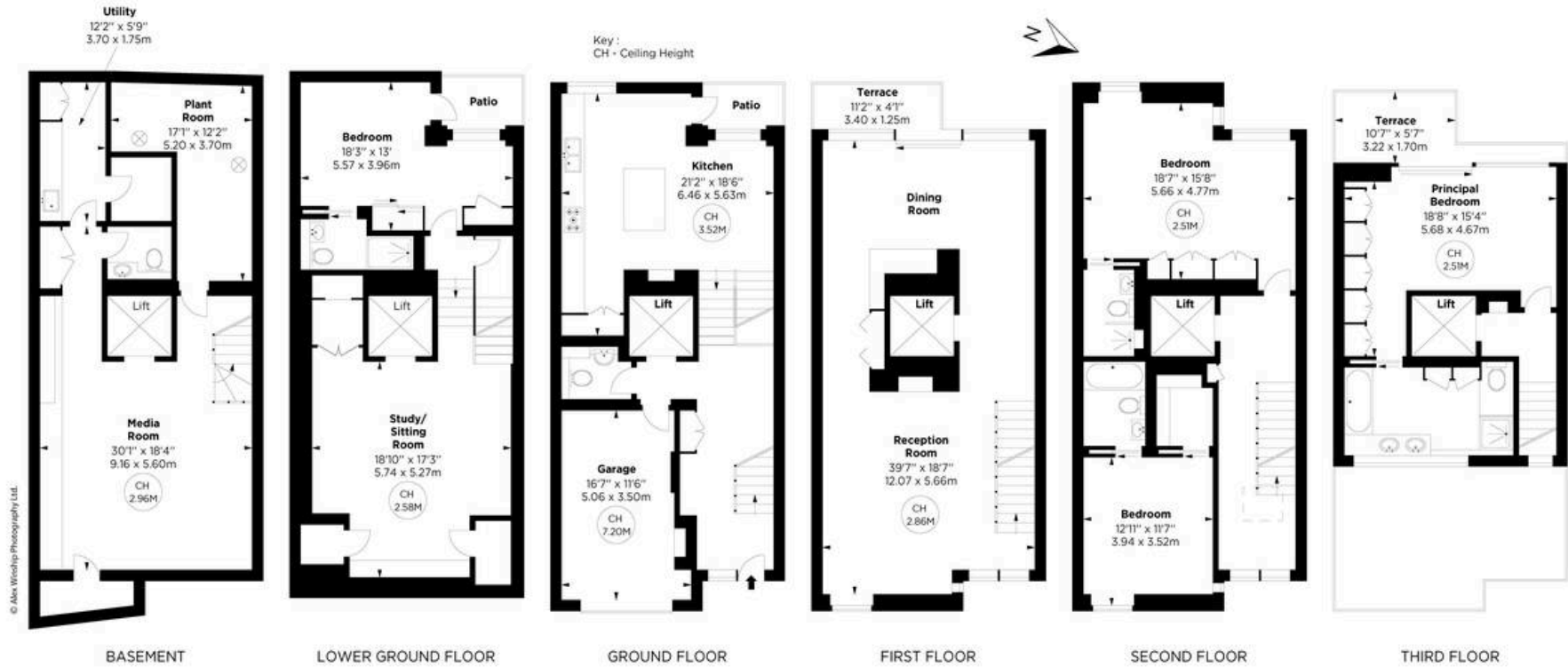
APPROX. GROSS INTERNAL AREA *

4,277 Sq Ft - 397.33 Sq M
(Including Garage)

APPROX. OUTDOOR AREA

382 Sq Ft - 35.49 Sq M

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



ALEX WINSHIP
Photography

*Floorplan for guidance only, not to scale or valuation 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.



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