



## **RUSSELL SIMPSON**

Charming three-bedroom house in  
Old Chelsea with a garden and  
terrace

SHAWFIELD STREET  
CHELSEA SW3

Shawfield Street

£3,600,000

BEDROOMS 3	INTERNAL 1,888 SQ FT	OUTDOOR 703 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 2	175 SQM	EPC E	TENURE Freehold



## The Property

Terraced house with tasteful interiors on a sought-after street close to the Kings' Road

Stepping into the house on the ground floor, the entrance lobby leads through to a well-proportioned reception room. This is a bright space, thanks to front and rear sash windows, with a seating area and moulded fireplace. Furthermore, the half-landing features a home office with double French doors opening onto the garden.





## Indoor Spaces

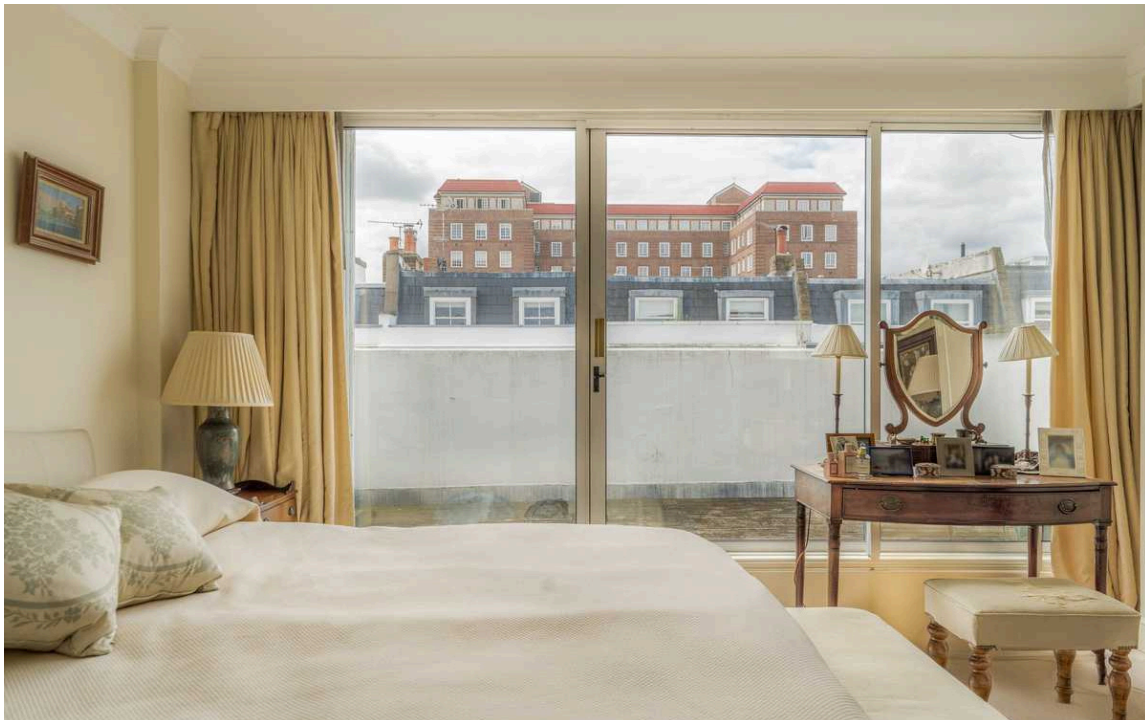
The lower ground floor consists of a kitchen with fitted units, flowing through to a formal dining room. This is an elegant space with another pair of French doors leading to the garden. In addition, this floor includes a utility room, a guest WC, separate street access and a storage cellar.





## The Bedrooms

The first floor features a pair of bedrooms with considerable built-in storage space, sharing a bathroom on the half landing. The second floor is entirely occupied by a bright and spacious principal bedroom, with sliding French doors opening onto a roof terrace. Furthermore, there is a second bathroom on the half landing.





## The Design

The property is decorated in a charming traditional style to suit its historic location.





## Outdoor Spaces

The property includes a paved rear garden with enough space for outdoor seating, as well as two, lower ground floor patios, one with access to a storage vault. Furthermore, the house has a south-west facing terrace with rooftop views on the second floor.

# The Neighbourhood

Shawfield Street is quiet residential street leading south from the King's Road. From here, the many restaurants and shops of Chelsea are in easy reach, while Sloane Square station is also close. Residents have the right to apply for membership of the impressive sports facilities at nearby Burton Court.



# Shawfield Street, SW<sub>3</sub>

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**Approximate Internal Area**

1,888 sq ft / 175 sq m

**Including vaults**

109 sq ft / 10 sq m

**Outside Area**

703 sq ft / 65 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.



**RUSSELL  
SIMPSON**

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