



RUSSELL SIMPSON

Three-bedroom house with south-east facing garden and top-floor roof terrace, close to Chelsea Green

ST LUKE'S STREET
CHELSEA SW3

St Luke's Street

£2,950,000

BEDROOMS 3	INTERNAL 1,791 SQ FT	OUTDOOR 597 SQ FT	COUNCIL TAX RBKC, G
BATHROOMS 3	166 SQM	EPC D	TENURE Freehold

The Property

Charming house with self-contained studio in the heart of the Chelsea





Indoor Spaces

Entering the house on the ground floor, the front door opens directly onto a double reception room. The front half has space for a seating area, while the rear half has enough space for a dining table, with a French door leading out into the garden. This room includes wooden floors, inbuilt shelving and a carved mantelpiece, adding to the sense of elegance. Beyond, at the far end of the house, is a fitted kitchen.





The Bedrooms

The first floor contains a principal bedroom with full length sash windows, as well as a dressing room next door, which can also be used as a second bedroom. In addition, there is a well-proportioned bathroom on the half landing with twin sinks and a bathtub.

The second floor is entirely occupied by another bedroom with an ensuite bathroom and double French doors leading out onto the roof terrace. There is also an additional WC on the half landing.





Outdoor Spaces

The property includes a south-east facing garden with a paved floor and enough space for outdoor dining. In addition, there is a roof terrace accessed via the second floor.



Studio

The lower ground floor includes a self-contained studio space with an ensuite bathroom, kitchenette, storage and separate street access.





The Neighbourhood

St Luke's Street is a quiet road in the heart of Chelsea. From here, the restaurants and shops of the King's Road are close, while Sloane Square underground station is also nearby. In addition, Chelsea Green is a short walk away, with its range of artisanal food shops. Finally, the area is well-supplied with local schools.

St. Lukes Street, SW3

Approximate area
166.4 sq m / 1791 sq ft

Including limited use area & Excluding Vault
(8.9 sq m / 96 sq ft)

Approximate external area Including Vault
55.6 sq m / 598 sq ft

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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.



First Floor

Second Floor



Lower Ground Floor

Ground Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk