



## **RUSSELL SIMPSON**

Unique three-bedroom house with  
roof terrace in a quiet cul-de-sac

YEOMAN'S ROW  
CHELSEA SW3

Yeoman's Row

£3,750,000

BEDROOMS 3	INTERNAL 2,069 SQ FT	OUTDOOR 245 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 3	192 SQM	EPC C	TENURE Freehold

# The Property

Bright and stylish house with contemporary interiors on the border of Chelsea and Knightsbridge

Entering the house on the ground floor, the front door opens directly onto a well-proportioned living space. This includes an open-plan kitchen flowing through to a dining or seating area.





## Indoor Spaces

This Victorian studio house has been thoughtfully designed to create light-filled contemporary living spaces. Wooden floors and glazed internal walls add to the sense of brightness and space throughout.

The first floor has a more formal reception room with high ceilings and an exceptionally wide street-facing window. This floor also features a bedroom with an ensuite bathroom containing a bath and double French doors opening onto a balcony.



## The Bedrooms

The second floor features a pair of bedrooms. The principal bedroom has high ceilings and a full-length window with a glazed and angled ceiling, filling the space with natural light. The second bedroom has double French doors opening onto a balcony, and both rooms have open ensuite bathrooms as well as inbuilt wardrobe space.



## The Neighbourhood

The house was once home to Wells Coates, a Canadian architect who pioneered Modernist and Art Deco architecture in Britain.

The top of the house features a roof terrace with wooden decking, beautiful views and enough space for outdoor entertaining. It also has a pair of south-west facing balconies.

Yeoman's Row lies on the border between Chelsea and Kensington. The street is lined with a delightful mix of properties: Victorian studios, Edwardian houses in the Queen Anne revival style, and a modern terrace designed by Squire & Partners. From here, Knightsbridge underground station is a short walk away. In addition, the world-class cultural institutions of South Kensington are also close. Finally, the open spaces of Hyde Park and Kensington Gardens are within easy reach.



# Yeoman's Row, SW<sub>3</sub>

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SIMPSON**

**Approximate Internal Area**

2,069 sq ft/ 192 sq m

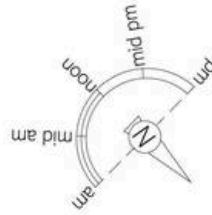
**Including outside storage**

6 sq ft/ 1 sq m

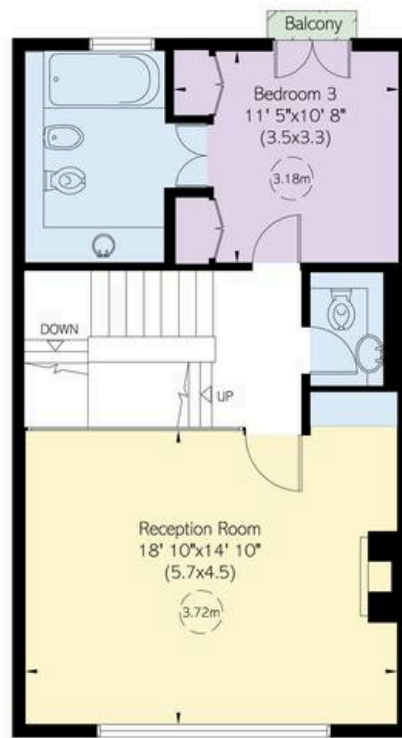
**Outside Area**

246 sq ft/ 23 sq m

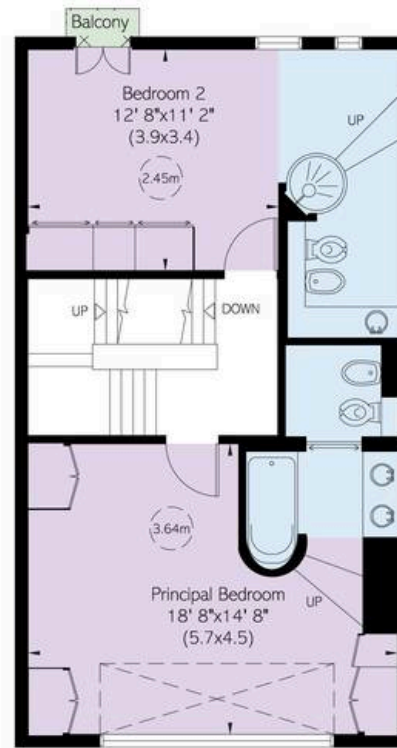
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



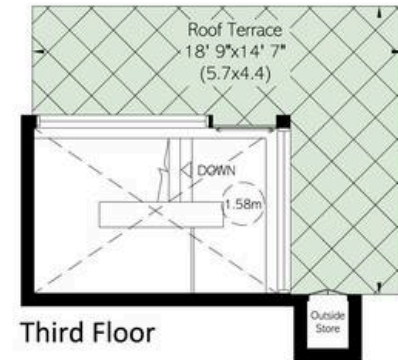
Ground Floor



First Floor



Second Floor



Third Floor

**RUSSELL  
SIMPSON**

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