



## **RUSSELL SIMPSON**

Majestic house with exceptional  
facilities on a sought-after Chelsea  
street

GILSTON ROAD  
CHELSEA SW10

Gilston Road

Let

BEDROOMS 5	INTERNAL 6,277 SQ FT	OUTDOOR 4,854 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 5	583 SQM	EPC E	COUNCIL TAX —



## The Property

Unique five-bedroom mansion with cinema, sauna and jacuzzi, garage and wrap around garden, available for a long let on one of London's most desirable addresses



## Indoor Spaces

Entering the house on the ground floor, an entrance hall with marble floors and a grand staircase occupies the centre of the property. A pair of reception rooms lead off the entrance hall, looking out over the western and eastern sides of the garden respectively. These are generous spaces with built-in shelving units and French windows leading outside.

Downstairs, on the lower ground floor, a second hallway leads into the panelled dining room, a long space with access to the garden. In addition, this floor contains a bedroom with ensuite bathroom and walk-in wardrobe, and a large open-plan kitchen with an informal eating area. Downstairs again, on the basement floor, there is a well-proportioned home cinema with Sky TV, as well as a private sauna and jacuzzi.



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img 1

Living Room

img 2

Reception Room



## The Bedrooms

Upstairs, the first floor contains two bedrooms and two ensuite bathrooms. The principal bedroom has access to a balcony and to an ensuite bathroom with a large, jacuzzi-style bathtub. The second bedroom has a pair of walk-in wardrobes and its own ensuite. Upstairs again, on the second floor, are two more bedrooms and two more bathrooms.





## Entertaining Spaces

The first-floor bedrooms and the basement cinema are both safe rooms. The house also benefits from two safes, CCTV and a gated entrance. Several of the rooms have air conditioning, and the whole property has been refurnished with new furniture.

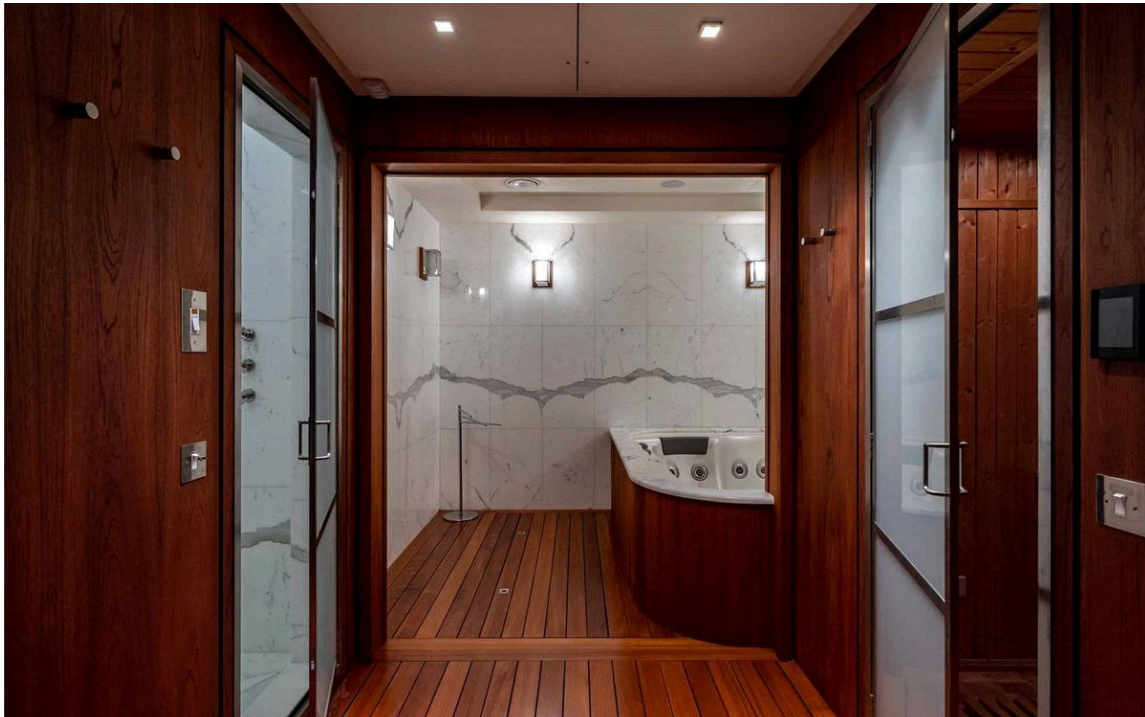
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img 1

Cinema

img 2

Jazucci



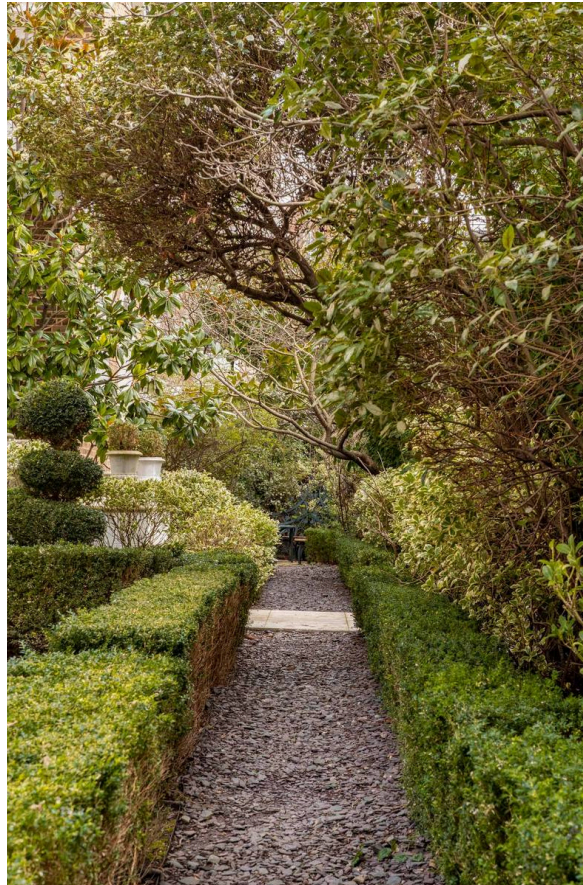


## Outdoor Spaces

The house is decorated with stucco lintels, sills and window cases, as well as an ornamental tower. The walled garden is laid out in formal sections, divided by stone steps and carved balustrades. Decorative hedges and pathways separate the lawns and flowerbeds, to create a garden of rare size. In addition, there is access from the garden to the private garage.

## The Neighbourhood

The Boltons and neighbouring Gilston Road were laid out in the Victorian Era, with a double crescent of Italianate mansions. Over the years, the wide streets centred on communal gardens have drawn many celebrated and famous residents – including actors, singers and politicians. These days, they are among the most desirable addresses in London, with easy access to the restaurants and shops of Chelsea and South Kensington.





# Gilston Road, SW10

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SIMPSON**

## Approximate Internal Area

6,477 sq ft / 583 sq m

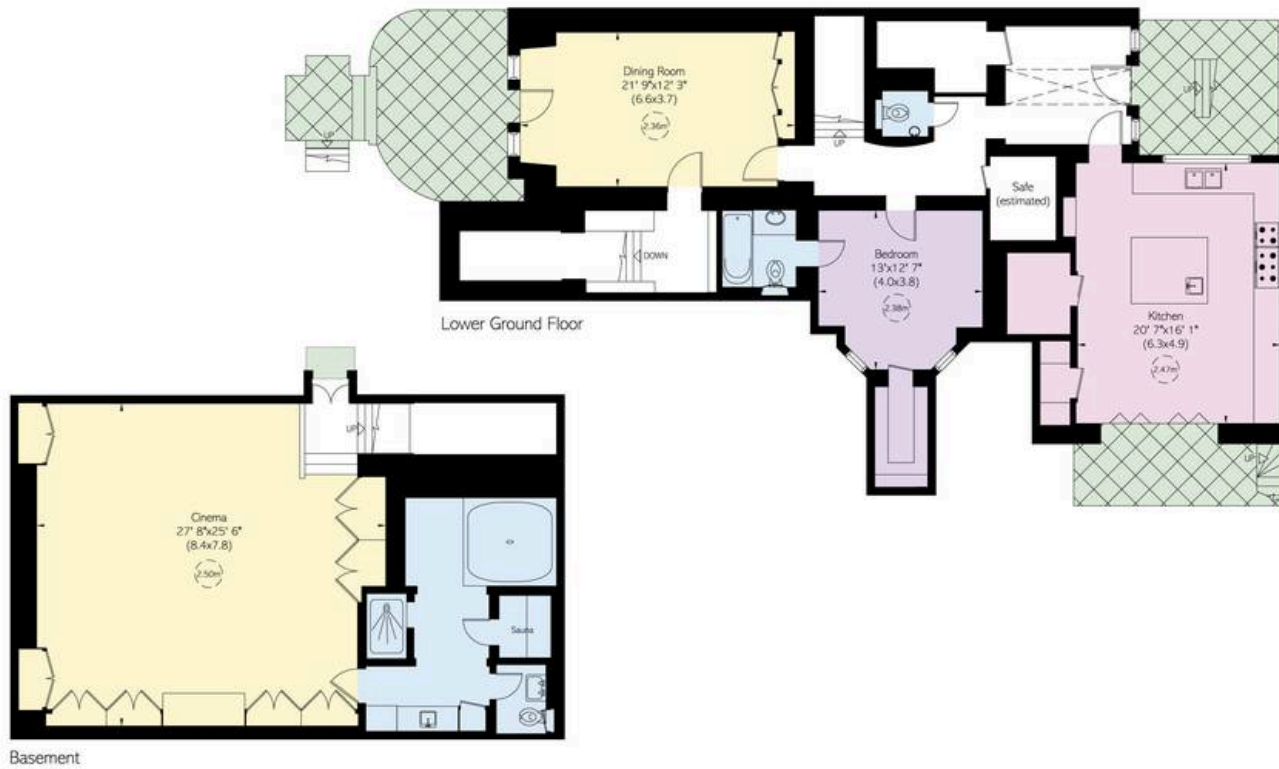
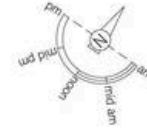
## Including loft, garage and Attic Room

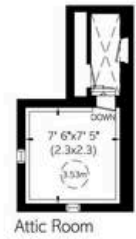
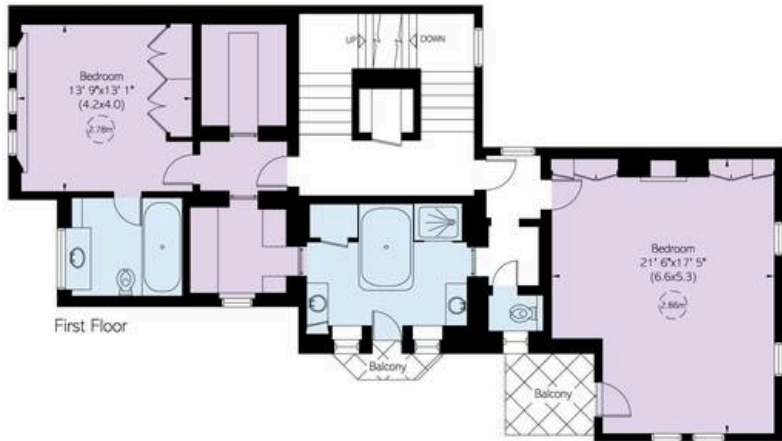
5,914 sq ft / 547 sq m

## Outside Area

4,855 sq ft / 451 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, dates, and compass bearings before making any decisions reliant upon them.





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