



## **RUSSELL SIMPSON**

An unfurnished four bedroom house  
on one of Chelsea's most sought-  
after squares

WELLINGTON SQUARE  
CHELSEA SW3

Wellington Square

£3,500 <sub>P/W</sub>

BEDROOMS 4	INTERNAL  2,703 <sub>SQ FT</sub>  251 <sub>SQM</sub>	OUTDOOR  829 <sub>SQ FT</sub>	FURNISHED STATUS  Unfurnished
BATHROOMS 3		EPC  D	COUNCIL TAX  RBKC, H







## The Property

A five-storey townhouse with a passenger lift and roof terrace, located on a beautiful and historic garden square.





## Indoor Spaces

Entering on the ground floor, the front hall opens onto a dining room with views over the garden square. In addition, a connecting corridor kitchen leads through to the terrace at the back of the house.

Upstairs, an impressive reception room occupies the entire first floor, with exceptionally high ceilings and a front-facing balcony running the width of the building.





## Bedroom Spaces

On the second floor, the principal bedroom includes a generous ensuite, while two bedrooms with a shared bathroom complete the third floor. Finally, downstairs, the lower ground floor provides a bedroom, a bathroom, a study and considerable storage space.

The interior has two unusual features: a glass passenger lift running throughout the property, and air conditioning in each room. It is also finished to the highest quality in a dramatic monochrome colour scheme and is available unfurnished.





## Outdoor Spaces

The house is Grade II listed with a white stucco facade and was built around 1830.

It contains a garden with wooden decking and a roof terrace with views over Chelsea. In addition, it is located on the eastern side of Wellington Square, a private garden with a formal design, shaded by mature plane trees.







## The Neighbourhood

The square was laid out in the early nineteenth century and named after Arthur Wellesley, the first Duke of Wellington.

It was once home to A.A. Milne, author of Winnie-the-Pooh, as well as the fictional address of Ian Fleming's spy James Bond. Today, it is among the most desirable addresses in Chelsea, close to the excellent restaurants, shops, and transport facilities of King's Road and Sloane Square, but with a sense of privacy and seclusion.



# Wellington Square, SW3

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SIMPSON**

## Approx gross internal area

2703 sq ft / 251.11 sq m  
(including under 1.5m area)

## Vault & store room on roof terrace area

213 sq ft / 19.79 sq m  
(including under 1.5m area)

## Total Approx gross internal area

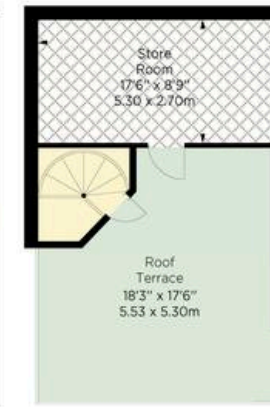
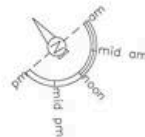
2915 sq ft / 270.90 sq m

## Approx outdoor area

830 sq ft / 77.14 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.

Key :  
CH - Ceiling Height  
X - Under 1.5m



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**Certified  
Property  
Measurement**

**RUSSELL  
SIMPSON**

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