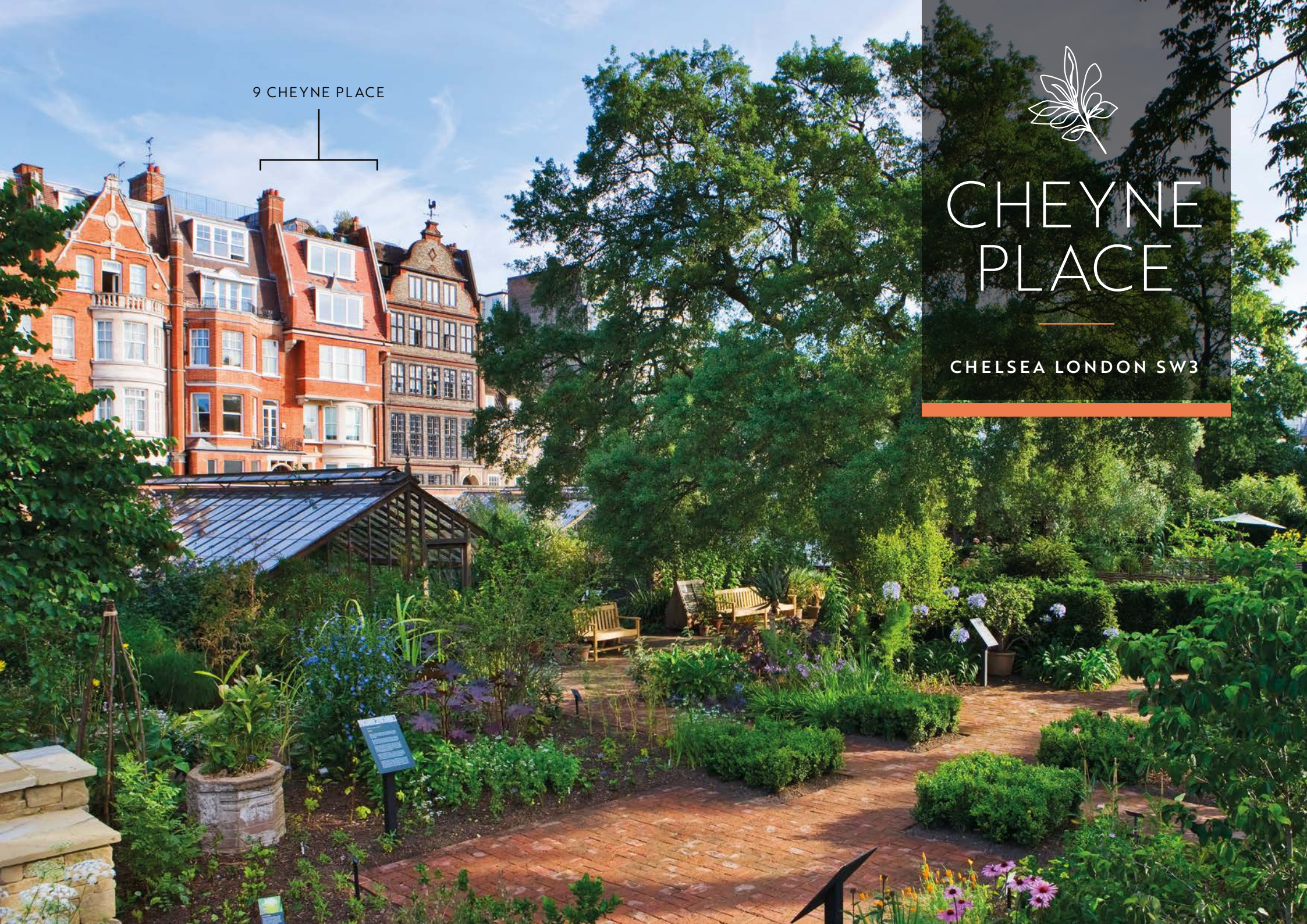


9 CHEYNE PLACE



CHEYNE PLACE

CHELSEA LONDON SW3





This is a real photo, which has been virtually staged by multi-award winning design house Casa e Progetti.

9 CHEYNE PLACE IS A LATE VICTORIAN MID-TERRACED PROPERTY FRONTING ONTO ROYAL HOSPITAL ROAD WITH SPECTACULAR SOUTH-FACING VIEWS OVER THE CHELSEA PHYSIC GARDEN AND ACROSS TO THE RIVER THAMES.



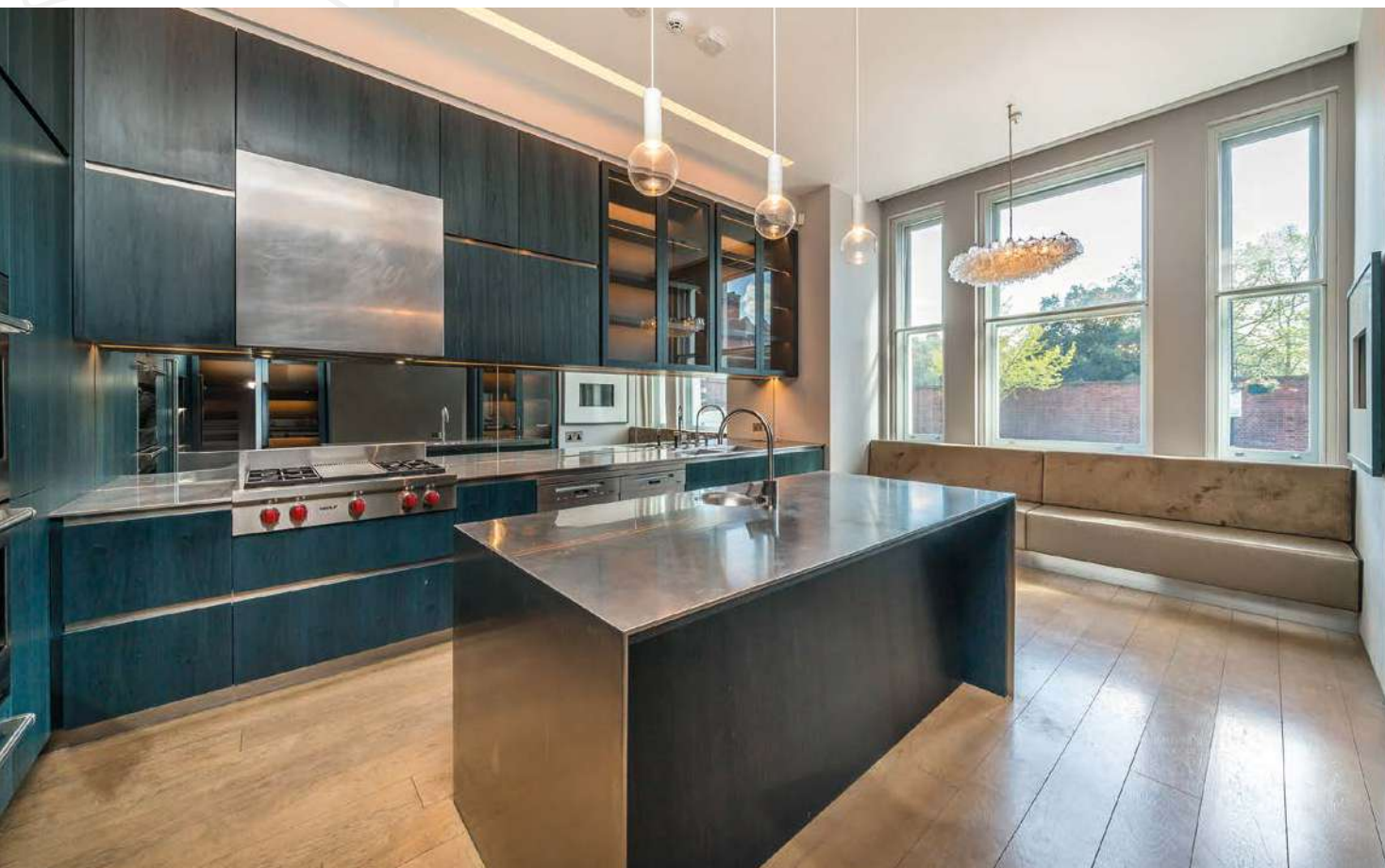
This substantial property (c. 7,160 sq ft) was significantly extended in 2013/2014 to meet the needs of and create a large family home.

The design (by MWAI Architects) has been carefully thought out to include rear extensions on the ground and upper floors and additional lower ground floor accommodation including a large family utility room, wine cellar, gym, media room and a self-contained staff flat.

The attention to detail throughout in maximising both light and space is phenomenal. As an example, the floor levels have been adjusted to enable brighter living space with better connection with the rear garden including full height glazing and doors leading onto the 41ft garden. Additional roof lights were included in the design to offer natural lighting to the first basement level.

FAMILY LIVING WAS AT THE FOREFRONT OF THE DESIGN, WITH A LARGE 42FT RECEPTION ROOM ON THE GROUND FLOOR LEADING ONTO THE LARGE 41FT PRIVATE GARDEN.

The kitchen has been custom made by Lanserring Kitchens, arguably the top kitchen brand in the world, and is located on the ground floor close to the main entrance, with room for a family breakfast table. The kitchen has been finished with some of the market leading appliances including a double 'Subzero' fridge/freezer, Wolf range cooker and twin dishwashers by Miele.



ACCOMMODATION

- Entrance hall
- Eat-in family kitchen (by Lanserring)
- Two reception rooms
- Media/games room
- Seven/eight bedrooms in total including:
 - Principal bedroom suite with ensuite bathroom and dressing room
 - Four additional family bedrooms
 - Guest bedroom suite with separate entrance
- Self-contained staff flat; bedroom and kitchen
- Two studies
- Three family bathrooms/shower rooms
- Three guest cloakrooms
- Lift
- Gym
- Steam room
- Wine cellar
- Utility room
- Significant storage throughout
- Two balconies
- Large 41ft garden
- Lutron Control 4

GROSS INTERNAL AREA 7,160 sq ft (665.2 sq.m.)



This is a real photo, which has been virtually staged by multi-award winning design house Casa e Progetti.



The principal bedroom suite, complete with a separate dressing room, is located one floor above the first floor formal drawing room, occupying the whole of the second floor. There are four/five additional family bedrooms on the upper floors with the majority having their own bathrooms and separate home working / family studies.

This is a real photo, which has been virtually staged by multi-award winning design house Casa e Progetti.



On the sub-basement level, there is a gym, complete with a shower room and steam room, a wine cellar and a substantial utility room measuring c. 20ft.

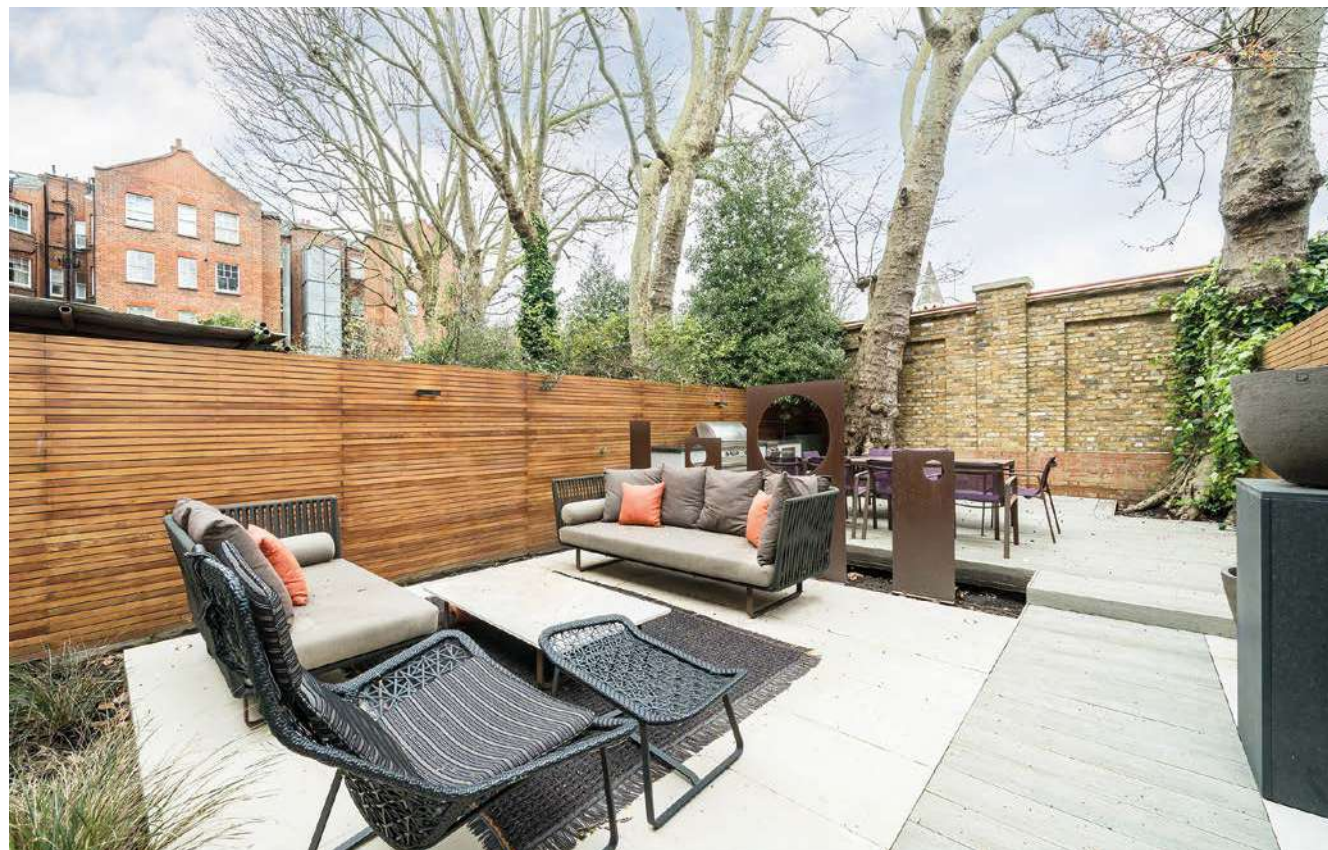
On the basement floor, with carefully designed natural light, there is a media room and self-contained staff flat. On the lower ground floor, with its own private entrance, there is the guest bedroom with an ensuite bathroom.

The lift provides access to five floors throughout the house, including all the main family and entertaining rooms, guest accommodation and the first floor formal drawing room.

This beautiful property has a classic red brick Victorian façade including bay window designed entrance portico and window detailing of the period.

The property is not listed but lies within the Royal Hospital Conservation area, located in the Royal Borough of Kensington and Chelsea, directly opposite the Chelsea Physic Garden and near the River Thames

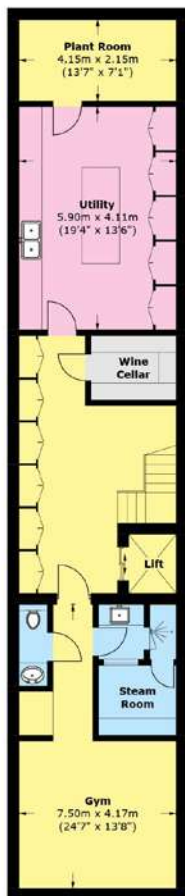
The nearest underground stations are Sloane Square and South Kensington with bus stops located on Royal Hospital Road within close walking distance. Sloane Square and the King's Road are just a short walk away with some of London's most famous retail shopping, restaurants, cafés, and bars.



HISTORICAL NOTE – CHELSEA PHYSIC GARDEN

350 YEARS OF PLANT SCIENCE

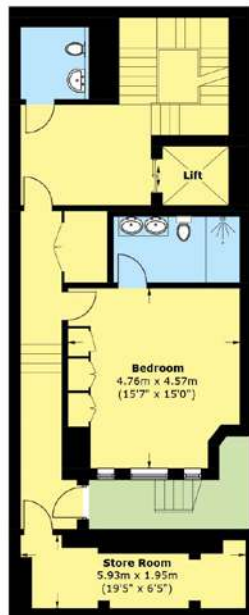
The Garden was established by Worshipful Society of Apothecaries, as an outdoor classroom to train their apprentices. Chelsea Physic Garden has been a teaching garden for over 350 years. Apothecaries were an important part of society, offering general medical advice and treatments often made from herbs. At the Garden, apothecaries were trained to identify different plants and to understand their uses. Until the 1970's students training to be pharmacists, the modern-day apothecary, studied the uses of plants at the Garden. The core principles of discovery, learning and well-being are still realised today. Within the Garden visitors can find over 4,500 species of edible, useful and medicinal plants that help to tell the story of humanity's relationship with plants.



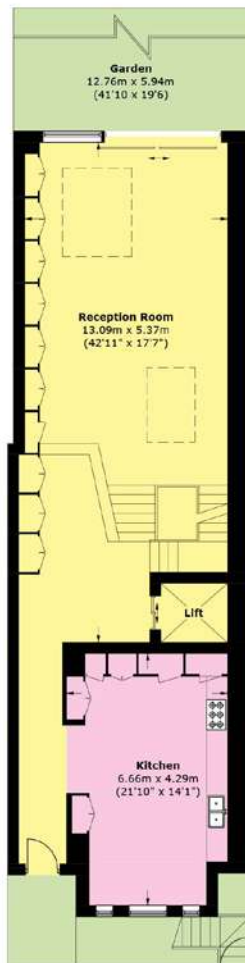
SUB-BASEMENT



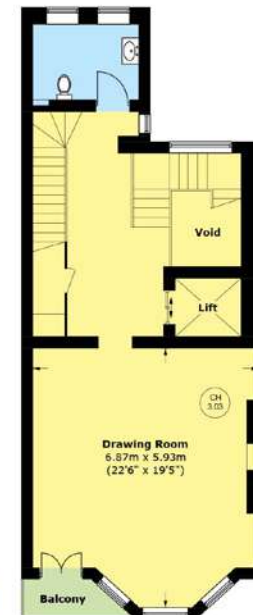
BASEMENT



LOWER GROUND FLOOR



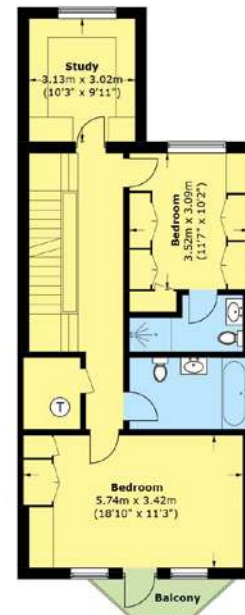
GROUND FLOOR



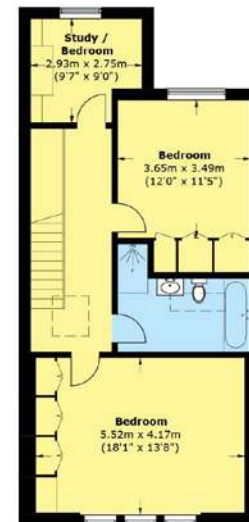
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

TOTAL AREA (APPROX.): 665.2 SQ. M (7,160 SQ. FT)
(INCLUDING BASEMENTS / EXCLUDING VOID)
BALCONY : 5.0 SQ. M (53.8 SQ. FT)



FREEHOLD
ASKING PRICE £12.5M
SOLE AGENT WETHERELL

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