



CHATTERTON | REES



7 Moore Street, London, SW3 2QN
£6,250,000





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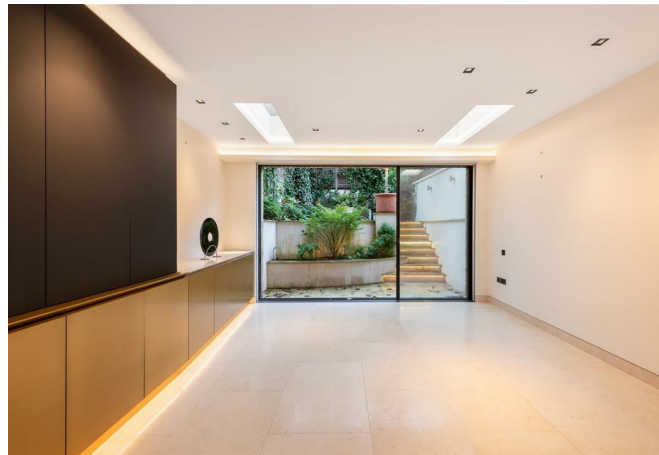
- Freehold
- Garden
- Lift
- Air Conditioning
- 3 Roof Terraces
- Newly Refurbished

A fantastic opportunity to purchase a newly developed townhouse in the heart of Chelsea. The property features 4 bedrooms, 4 bathrooms, 3 terraces, a garden, wine cellar and a fully functioning lift - Which is extremely rare for a house of this nature. The house has been rebuilt from the ground up with the highest specifications and technology to provide luxurious family living behind a beautiful period façade.

The property includes 2 large reception spaces, a bespoke fully fitted kitchen, large dining room, an office/library, 4 double bedrooms all with en-suite bathrooms finished with bespoke marble, a temperature controlled wine cellar and a fully functioning lift to carry you effortlessly from floor to floor. The house also features 3 roof-terraces and a 20 ft garden.

The property is located on Moore Street in Chelsea, moments away from the Kings Road, Sloane Street and Sloane Avenue - With an abundance of designer shops, restaurants and boutiques all in exceptionally close proximity.

£6,250,000







Floor Plans

Moore Street, SW3

Approximate Area = 2557 sq ft / 237.5 sq m

Plant Room = 53 sq ft / 4.9 sq m

Total (Excluding Insulation Thickness) = 2610 sq ft / 242.4 sq m

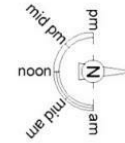
Approximate Area = 2723 sq ft / 253 sq m

Plant Room = 53 sq ft / 4.9 sq m

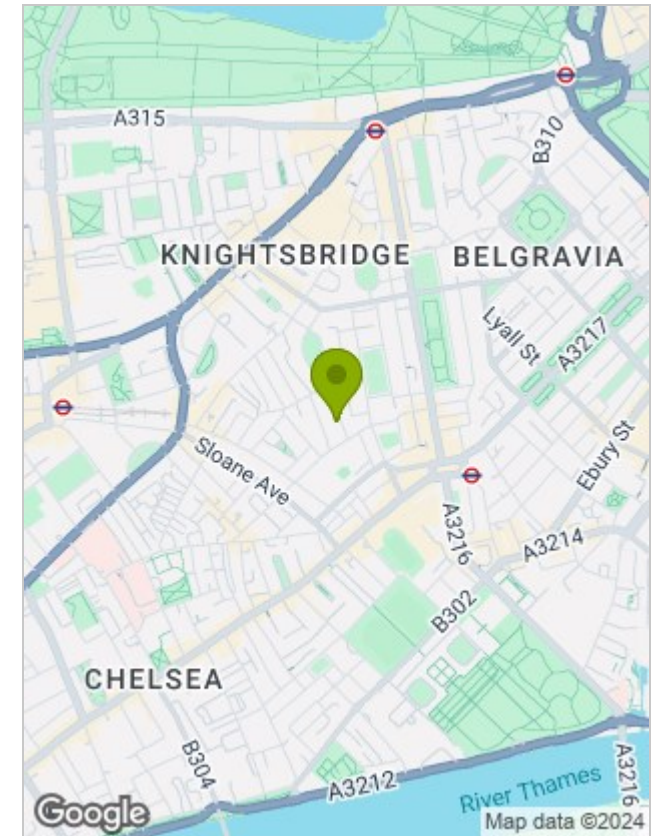
Total (Including Insulation Thickness) = 2776 sq ft / 257.9 sq m

Including Limited Use Area (24 sq ft / 2.2 sq m)

Approximate Outside Space = 734 sq ft / 68.2 sq m



Location Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC

Viewing

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.