





## FIRST STREET, LONDON, SW3

A three bedroom Victorian freehold house that has been extended to create two large entertaining areas. The property features a spacious 30' kitchen/dining room with folding doors leading onto the private south west facing patio garden. There is also a roof terrace that is accessed from the first floor.

The house is situated on the western side of this sought after one way street, running up from Milner Street into Walton Street, a stone's throw from the highly fashionable area known as Brompton Cross. The surroundings are well known for being perfectly placed to enjoy the vast array of shops, restaurants and transport facilities of Chelsea, South Kensington and Knightsbridge.

Reception Room · Sitting Room · Large Kitchen/Dining Room · Principal Bedroom with ensuite Bathroom · Two further bedrooms · Family bathroom · Cloakroom · Roof Terrace · South West facing Garden · Vault Storage · EPC rating D

### TERMS

**Tenure:** Freehold

**Local Authority:** Royal Borough of Kensington and Chelsea

**Price:** £3,950,000 Subject to Contract









GROSS INTERNAL AREA

1,664 sq ft (154.65 sq m) (Excluding Vault)

For identification purposes only.



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**R&P Disclaimer**

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings. Photos taken February 2018. Brochure prepared January 2022

**Energy Efficiency Rating**

