

4 COLLEGE PLACE.
Hortensia Road, London SW10.



B

PREFACE.

Accommodation:

Open plan kitchen, dining room, and sitting room | Principal bedroom with adjoining bathroom | Second bedroom with adjoining bathroom | Third bedroom with its own separate bathroom | Fourth bedroom (currently configured as a study) with its own adjoining bathroom | Loo | Integral double garage

Outside:

Rear garden | First floor balcony | Two Juliette balconies

For sale Freehold:

Approximate Floor Area: 192 sq m | 2067 sq ft





WHY WE LOVE IT.

College Place is a beautifully presented townhouse situated in a secure and peaceful gated mews between the Fulham Road and King's Road in historic Chelsea.

The development benefits from a porter as well as secure access to its own double garage, making this house a distinctly desirable option for a private family home or a smart 'lock up and leave' in Chelsea.

Access to the mews is through a gate off Hortensia Road, leading to a secluded pedestrian courtyard exclusively for residents at ground floor level. Additionally, a separate gated ramp on Hortensia Road provides underground access to garage parking.

The house has been superbly decorated and maintained by the current owners, who conducted a

thoughtful reconfiguration of the space, resulting in an enhanced layout that flows extremely well for both everyday living and entertaining.

The front door reveals a charming open plan, dual aspect raised ground floor, featuring a kitchen, dining area, and sitting room adorned with bespoke shelving and lovely oak flooring.

The generously proportioned shaker-style kitchen enjoys a sociable layout, complete with a protruding bar overlooking the dining area. It also features a glazed section with French doors providing views and access to the garden at the rear. There is plenty of cleverly incorporated storage to tuck away unsightly clutter, including a generous assembly of cupboards as well as cubby holes hidden under the pretty window seat in the sitting room and under the dining area banquette.

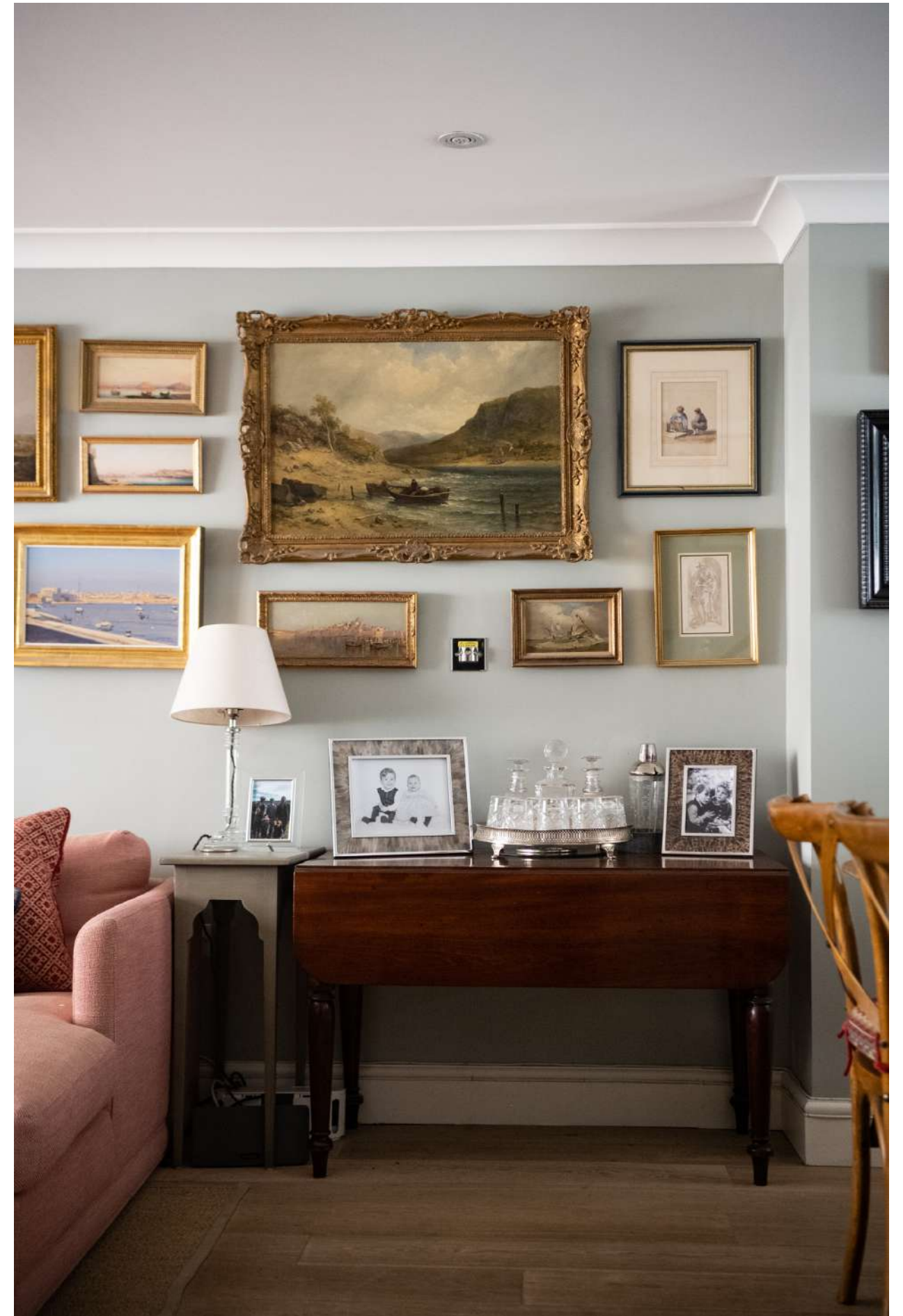
The principal bedroom is located on the first floor. This room enjoys a handsome fireplace with a cosy modern gas fire and two pairs of elegant French doors, each leading onto Juliette balconies. There is also an adjoining bathroom with French

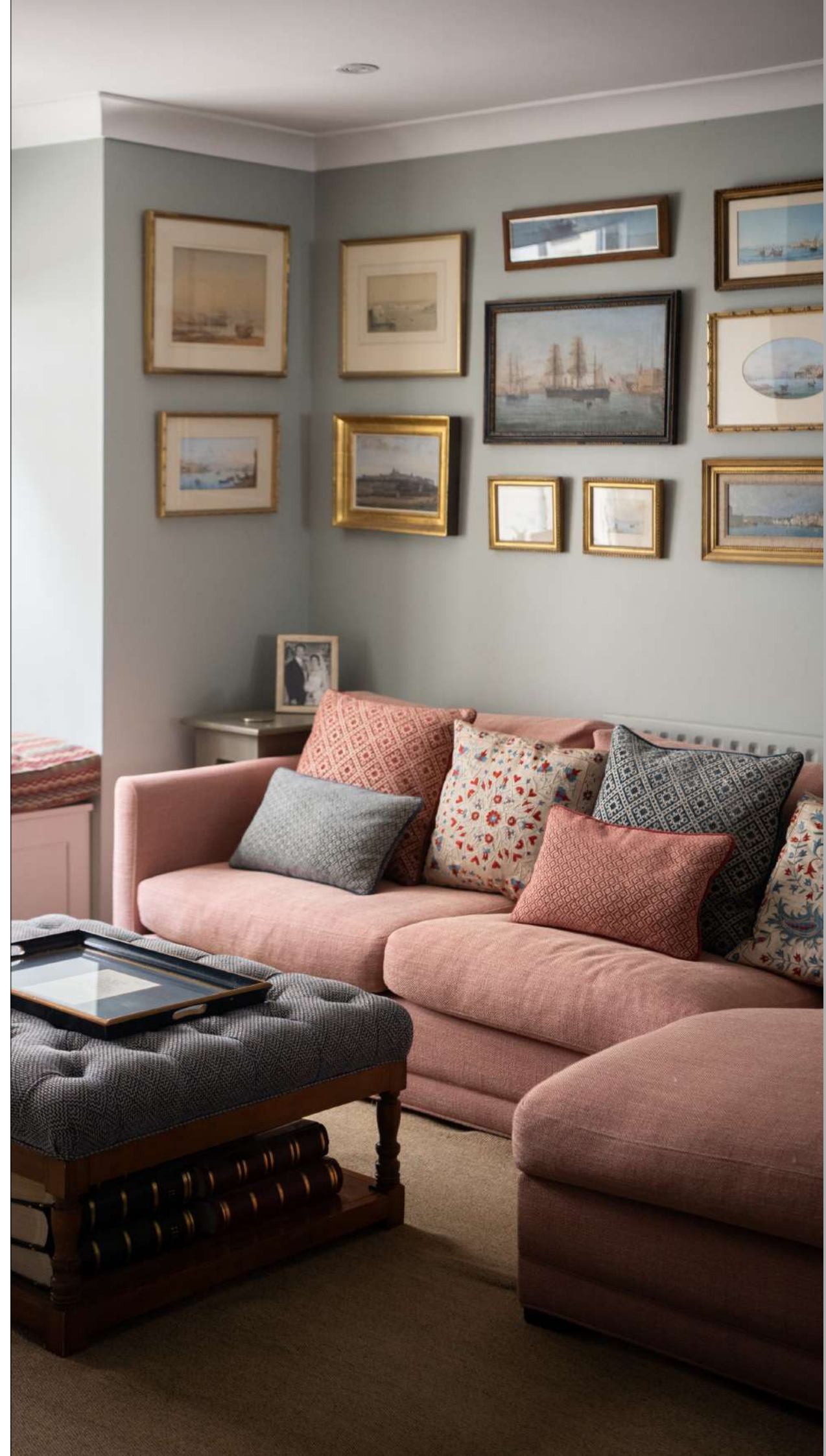
windows out onto a balcony that has garden views.

The second floor houses the second bedroom with an adjoining bathroom as well as the third bedroom and a family bathroom.

The lower ground floor is made up of a large double garage with handy open storage shelving, a loo with cupboards accommodating the washing machine, and a fourth bedroom with an adjoining bathroom. The fourth bedroom is currently set up as a double study with inbuilt painted bookshelves and a smart conservatory lightwell which maximises both space and natural light. This floor would alternatively work well as a self-contained annexe if desired.











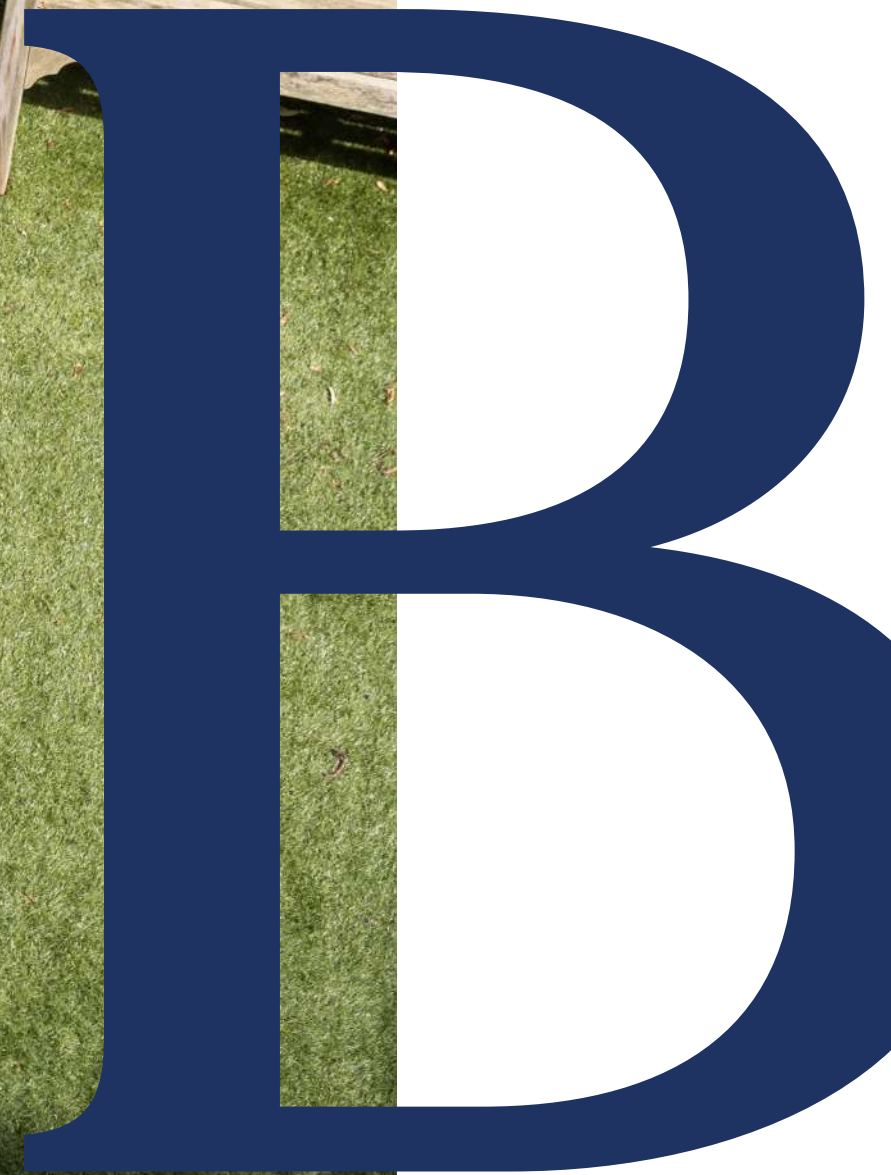




Garden and Green Space:

The house features a lovely back garden, which is the most private example on the street and has plenty of space for dining and entertaining. There is also the added bonus of a first-floor balcony perfect for morning or evening drinks.

A selection of public green spaces are on offer nearby. The secluded Coleridge Gardens park is moments away, as is Westfield Park which is similarly close and features a children's playground. There is further expansive green space on offer a short walk away at Brompton Cemetery.





CHAPTERS PAST.

Running like an artery through the heart of Chelsea, the King's Road boasts a particularly special and unique historic identity, synonymous with some of the nation's most iconic music and fashion movements.

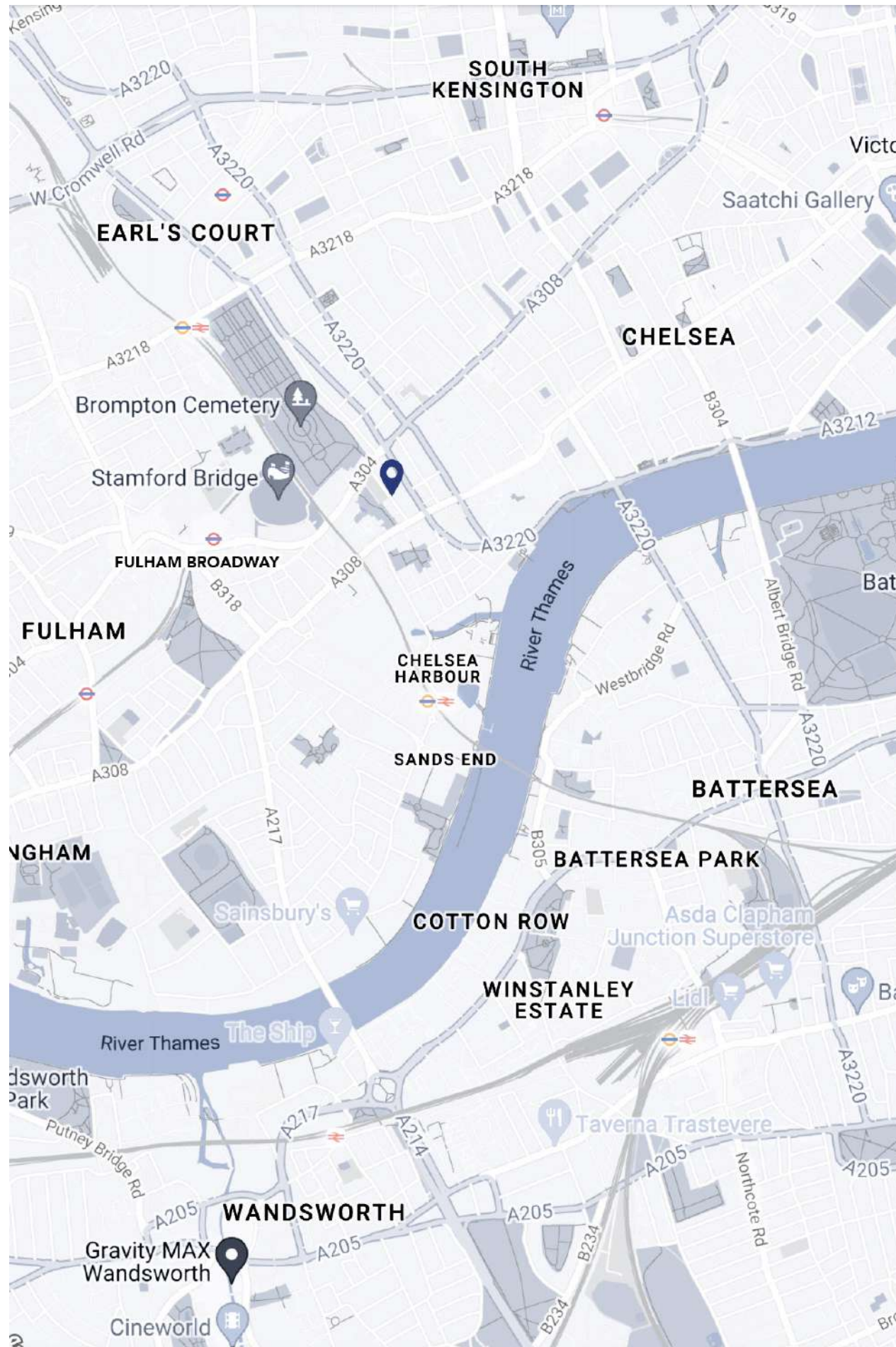
The road was first established as a regal route by Charles II in 1694 and it continued to be an exclusively private royal thoroughfare used by successive monarchs to migrate between London and their palaces at Hampton Court (and, later, at Kew) right up until the 1830s. Around this time, the village of Chelsea was still separate from London itself and the site nowadays inhabited by College Place was occupied by the Royal Exotic Nurseries, which served as a rich repository of Victorian plant-

hunting mania and later inspired the naming of Hortensia Road, which was built in 1903.

By the end of the 19th century, London had expanded, and Chelsea had become a flourishing city neighbourhood frequented by artists, intellectuals and the great and good of free-thinking society, including the likes of Bram Stoker, JMW Turner and Oscar Wilde.

Punctuated by the founding of the boutique extravaganza, Bazaar, by queen of the miniskirt Mary Quant in 1955, it was during the 20th Century that the Kings Road rose to further prominence as a trendsetting epicentre of popular culture and it remains a hotspot for distinguished independent shops to this day.





LOCALITY.

Fulham Broadway Underground Station 0.5 miles
 Imperial Wharf Overground Station 0.6 miles | Earls Court
 Underground Station 0.8 miles | South Kensington Underground
 Station 1.2 miles | Victoria Railway Station 2.2 miles

(Distances and time approximate)

College Place enjoys an enviable location, set back from Hortensia Road which runs between the Kings' Road and Fulham Road.

There is a wide choice of excellent local amenities on your doorstep along the Kings Road which is famous for its array of shops including boutiques, restaurants, delicatessens, fishmongers, butchers, bars, and coffee shops.

Also, within several minutes' walk, the Fulham Road is host to a pleasantly lively stretch of cafes, restaurants, bars, and independent shops known locally as 'The Beach'. This includes first rate establishments such as family butchers Wyndham House and the fabulously Art Deco Chelsea Picture House.

Nearby supermarkets Waitrose, Tesco, Sainsburys and Marks & Spencer provide daily essentials.

TRANSPORT LINKS

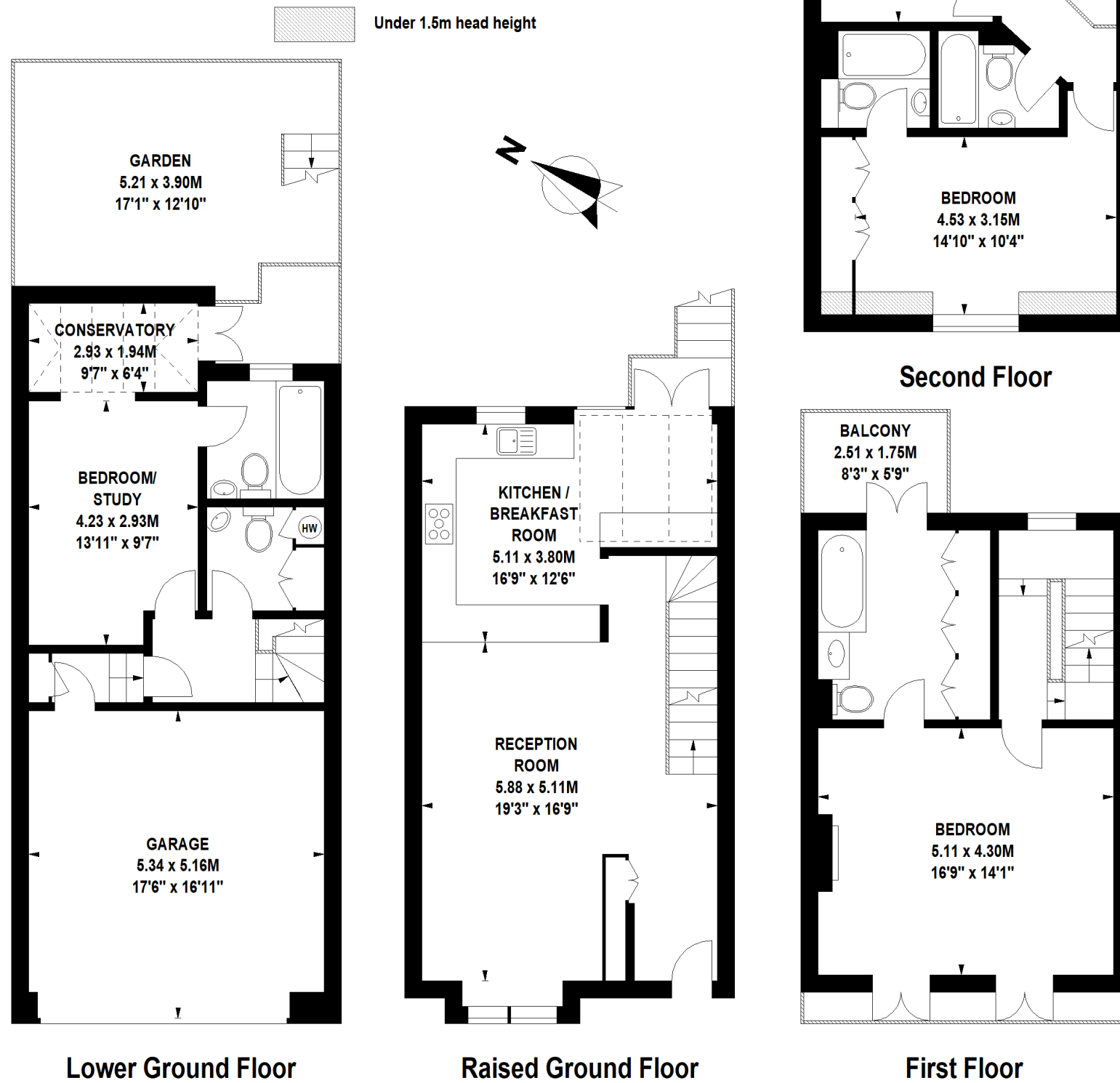
Fulham Broadway is your nearest underground station 10 minute's walk away, with Earls Court also easily accessible on foot. Overground services from Imperial Wharf are close-at-hand, as are excellent bus services along both The Kings Road and Fulham Road.

FANTASTIC SCHOOLS

There is a wide selection of fantastic independent schools and outstandingly rated state schools nearby including Tadpoles Nursery, Redcliffe School, Servite RC Primary School, Christchurch Primary, Chelsea Community Hospital School, Garden House, St Thomas' Battersea, Cameron Vale, Sussex House and Knightsbridge School.

4 College Place, Hortensia Road, London SW10

Approximate Gross Internal Area 192 sq m / 2067 sq ft
(Including Garage)



Services: Gas fired central heating, mains water, electricity and drainage.

Service Charge: Approximately £5,000 pa

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authority: Royal Borough of Kensington and Chelsea Tel: 020 7361 3000

Postcode : SW10 0QT

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable



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Photographs and details prepared in 2024.



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