



Wallgrave Road  
Earls Court, SW5

CHESTERTONS









A beautiful three bedroom house located on a stunning tree lined street. Boasting exceptional natural light throughout and private garden.

The elegant freehold house is located in one of Earl's Court's most sought-after streets. Fabulously renovated to a very high specification, this unique three-bedroom property offers the build quality, materials and fixtures & fittings reserved only for London's ultra-prime properties.

The property was designed and extensively refurbished by Squire & Partners, a world-famous architectural practice behind schemes such as the Four Seasons 20 Grosvenor Square, Bulgari Hotel & Residences, Chelsea Barracks and Clarges, Mayfair. Accordingly, the entire house has been meticulously designed with a very high attention to detail, including features such as: American walnut flooring, panelling & floor-to-ceiling doors; dual shadow-gapping; house-wide Creston built-in entertainment systems; Lutron lighting; Miele appliances etc.

This standout home is located in one of Earl's Court's hidden gems known as Kenway Village. Wallgrave Road is a terraced row of charming multi-coloured period houses (reminiscent of the streets of Portobello, Notting Hill) built around a centralised private garden. Its location offers a rare combination of peace and connectivity (3mins walk from Earl's Court Tube Station). Positioned on a quiet, tree-lined street, the property provides an exceptional sense of calm that belies its central location. Furthermore, to the rear, this is the only house to benefit from an end-of-mews location with magnificent uninterrupted views over, and direct access to, the enchanting Child's Street.

- Three bedrooms
- Two bathrooms
- S/W facing garden
- Walk in wardrobe
- Open plan kitchen reception room

**Asking Price £2,100,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Service Charge:** N/A

**Ground Rent:** N/A

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

**Council Tax Band:** G

**Chestertons South Kensington Sales**

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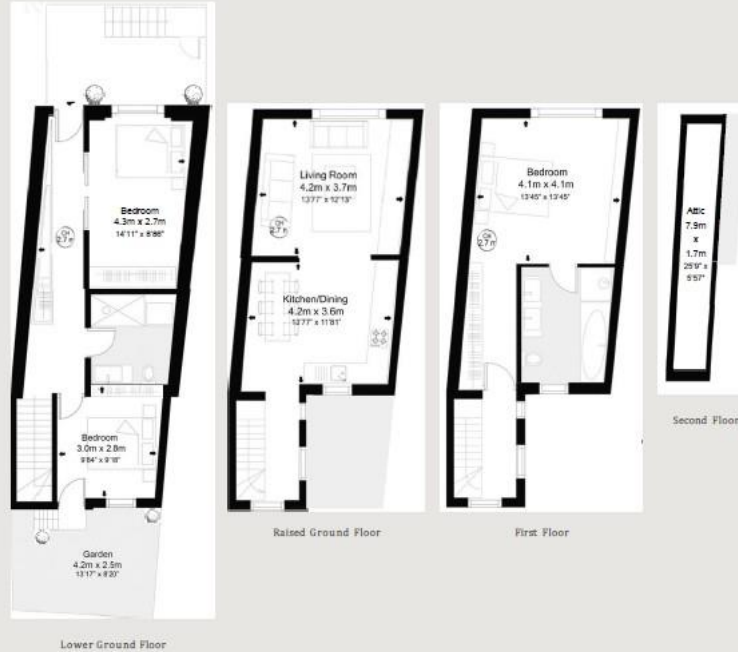
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Approximate Gross Internal Area  
1,502 sq ft / 139.6 sq m  
excluding vault & areas <1.5m

Approximate Gross Exterior Area  
376 sq ft / 35 sq m

Ch: Ceiling height  
Hatched Areas: Under 1.5m

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