



Paultons Square, Chelsea SW3



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A modernised family house set on the eastern side of one of Chelsea's most desirable garden squares. This fantastic four bedroom house has been well designed to allow plenty of natural light from every level of the property. On the lower ground floor there is a bedroom and an en suite bathroom along with a beautiful open planned kitchen which leads on to a spacious garden with an outhouse or office space, allowing plenty of opportunities for relaxation and privacy. Ascending on to the ground floor you are greeted by a beautiful marble flooring hallway with a large and spacious reception room. Leading on to the first and second floor there is a large master bedroom with an en suite bathroom along with two additional bedrooms which is based on the second floor.



Guide price: £2750 per week

Furniture: Available unfurnished

Tenancy available from: 18th April 2024

Minimum length of tenancy: 12 months

Deposit: £16,500

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





Fantastic four
bedroom house to
rent.

Chelsea, London, SW3

Approximate Gross Internal Area = 2244 sq ft / 208.5 sq m
Reduced Headroom = 66 sq ft / 6.1 sq m
Studio = 159 sq ft / 14.8 sq m
Total = 2469 sq ft / 229.4 sq m



Approximate Gross Internal Floor Area 208.5 sq m / 2244 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Knight Frank Chelsea

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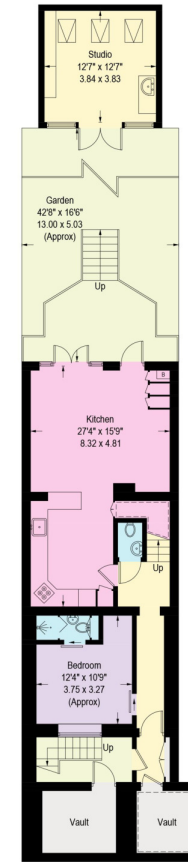
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

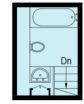
Lucy Instone

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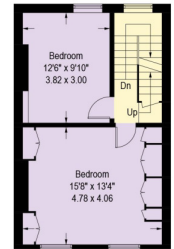
Lucy.Instone@knightfrank.com



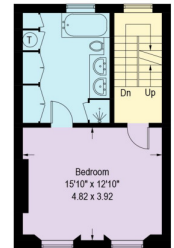
Lower Ground Floor



Third Floor

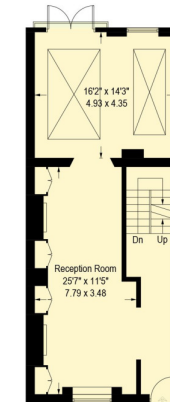


Second Floor



First Floor

Reduced headroom below 1.5m / 5ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1071789)



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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