



Bramerton Street, Chelsea **SW3**

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## A truly superb house situated in the heart of Old Chelsea.

The house has been beautifully maintained during the current ownership and offers a wonderful balance of entertaining space and bedroom accommodation. The accommodation includes a delightful, double reception room on the raised ground floor, which receives an abundance of natural light. There is a separate, eat-in kitchen on the lower ground floor, with a spacious dining room, useful storage in the sub pavement vaults. The kitchen provides access to a gorgeous patio area, which accommodates enough space for alfresco dining in a peaceful setting. There is a lovely principal bedroom on the first floor with ensuite bathroom, and three further bedroom on the second floor (two double and one single) which are exceptionally light. There are also two additional studies on the ground floor and half landing. In addition there is a cloakroom on the ground floor and lower ground level.



**Guide price:** £5,250,000

**Tenure:** Available freehold

**Local authority:** The Royal Borough of Kensington and Chelsea

**Council tax band:** H

Bramerton Street is a highly regarded, one way residential street in the heart of Old Chelsea. Peacefully situated yet within striking distance of the vibrant Kings Road, there is a wide range of amenities within the immediate vicinity which includes supermarkets, boutique shops, larger department stores, cafes and restaurants. Sloane Square Underground Station (Circle and District lines) is 0.8 miles away and South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.7 miles away. Kings Road is served by a regular bus service and pleasant walking and cycling routes can be found in nearby Battersea Park or along the Thames Path (all distances given are approximates).







# Bramerton Street, SW3

Approximate Floor Area = 241.5 sq m / 2599 sq ft  
 Vault = 2.8 sq m / 30 sq ft  
 Total = 244.3 sq m / 2629 sq ft (Including Wine Cellar)  
 Including Limited Use Area (2.3 sq m / 25 sq ft)



**Knight Frank**  
 Chelsea  
 352A Kings Road  
 London  
 SW3 5UU  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Charles Olver**  
 020 7349 4302  
[charles.olver@knightfrank.com](mailto:charles.olver@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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