

EARLS COURT
SQUARE

SW5



A magnificent semi-detached house offering grand proportions and almost 6000 sq ft of outstanding accommodation, with a passenger lift, private garden and access to pretty communal gardens.

The house is entered on the raised ground floor into a wide hallway with a grand sweeping staircase at the rear which gives an immediate sense of grandeur. Towards the front is a formal dining room which allows for entertaining large groups of people in a wonderful setting. Discreetly positioned adjacent is a servery and butlers pantry. Centrally located is a passenger lift, which goes to all floors and a guest cloakroom. At the rear, is a wonderfully bright reception room with a balcony and views over the private south facing garden. On the lower ground floor, the house has been extended to the full width of its footplate, to create a spacious and very bright kitchen and family dining room. There are professional grade cooking appliances and plenty of space for family living and informal dining. Accessed via the kitchen is a pantry. Double doors lead out onto a garden of almost 40 ft which is very private. At the front, there is a large room which could be a media room / kids play room / guest room or nanny room, which is supported by an adjacent shower room. There is also an excellent utility room and storage vaults under the pavement.











At the front of the first floor, there is a stunning drawing room measuring almost 30 ft x 20 ft with high ceilings and 3 sets of French doors that lead out onto a full width balcony. A fireplace forms the focal point to this room, which is a particularly grand room in which to entertain formally. Positioned adjacent is a bar and pantry for ease and convenience when entertaining. Towards the rear of the first floor, is a library room which serves as a second drawing room and proves a cosy space, flooded with natural light.

The principal bedroom is positioned towards the front of the second floor. This is an excellent room, with two en-suite bathrooms and two dressing rooms. Towards the rear is another double bedroom with a shower room adjacent. On the third floor there are three further double bedrooms, all with dressing areas and en-suite bathrooms. The house is completed by a stunning roof terrace which is very private and benefits from day round sunshine on sunny days.

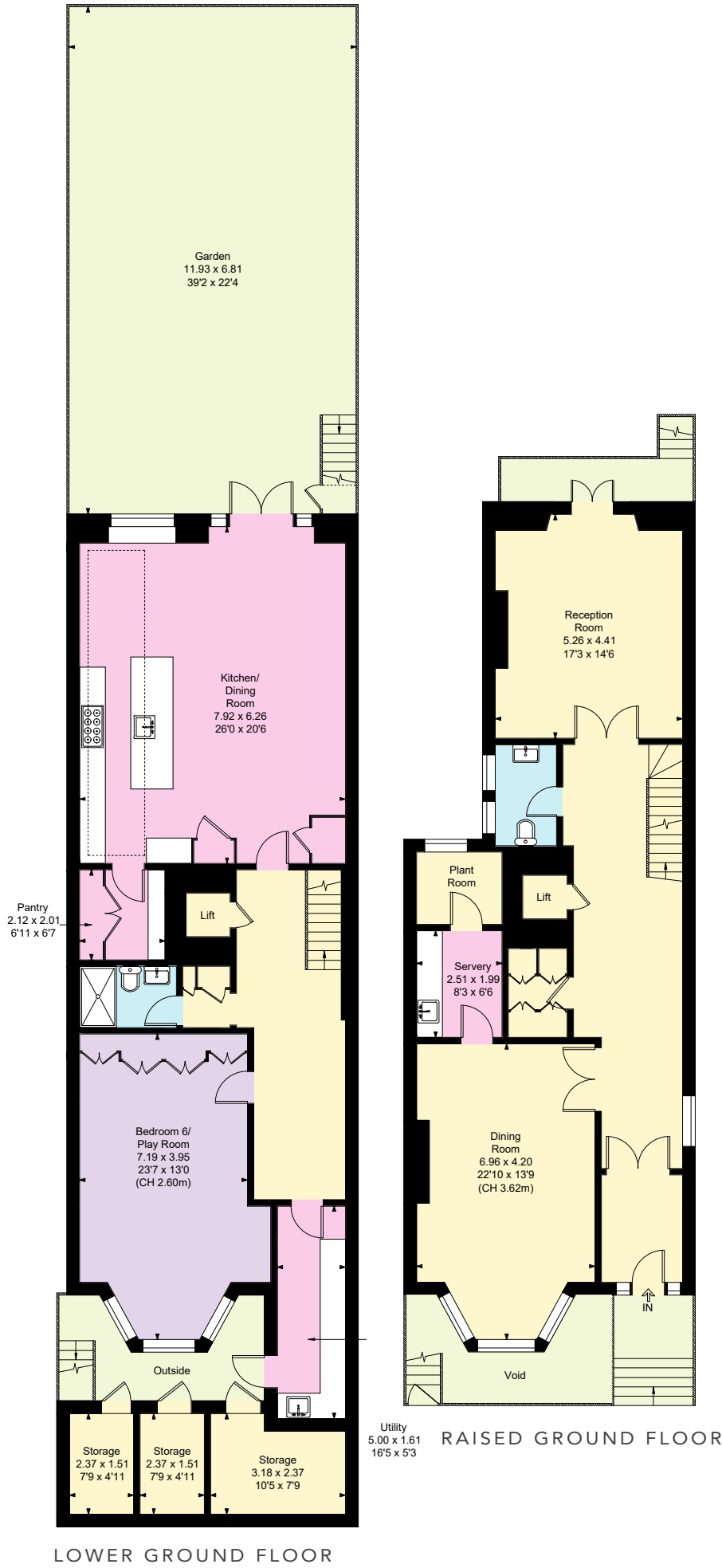




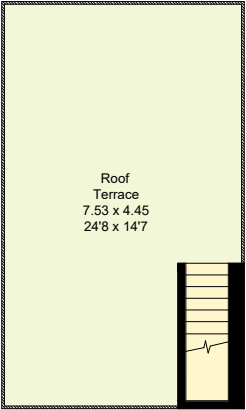
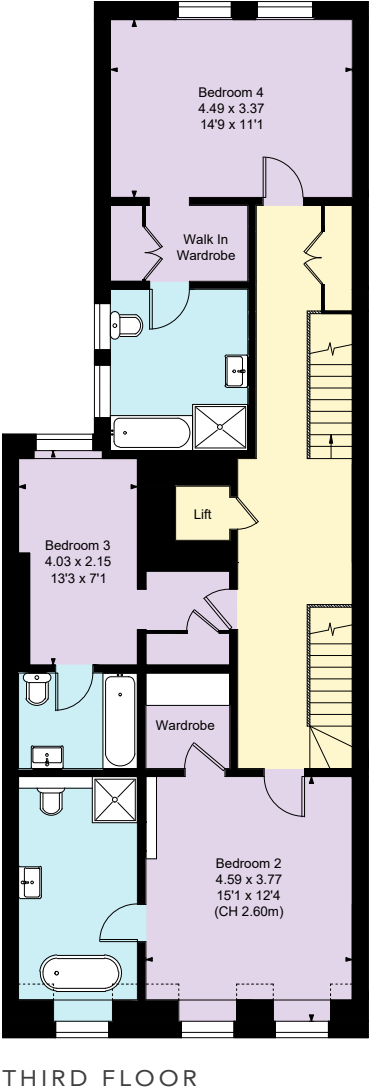
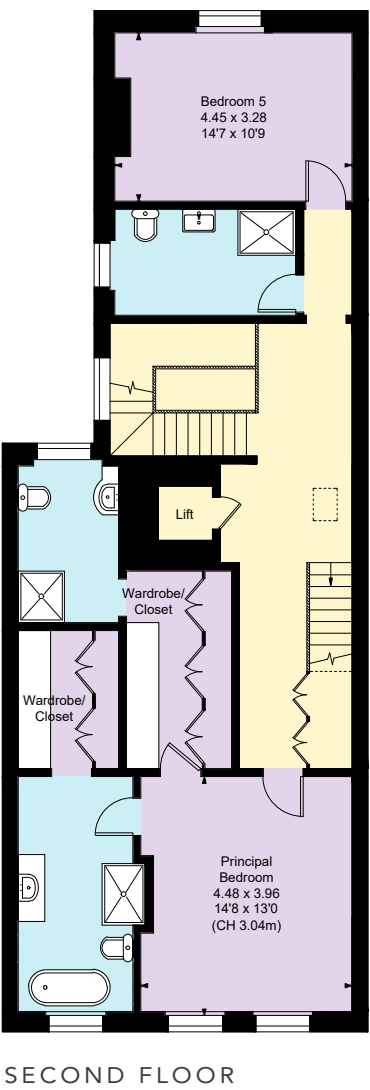
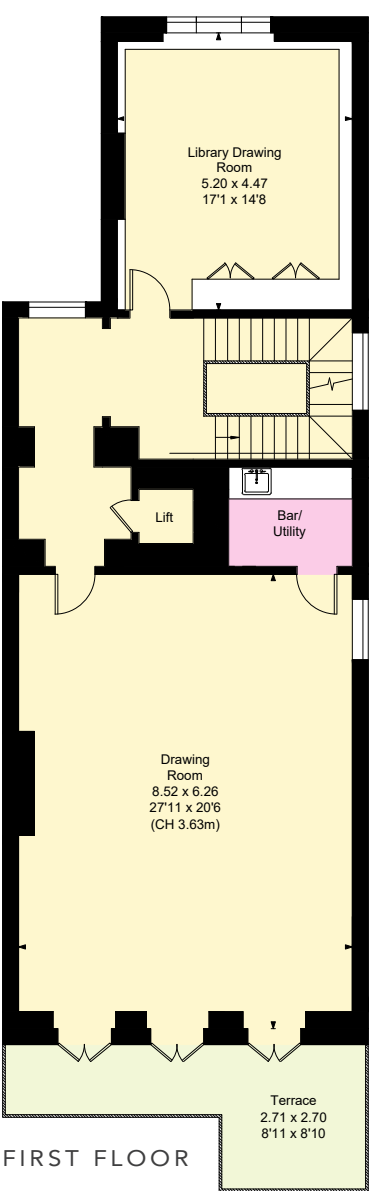
In 2008, the house was internally re-built by the current owners to exacting standards and is presented in immaculate condition. Earls Court Square is a prized address in the Royal Borough of Kensington and Chelsea. Within easy reach are the vast array of amenities to be found on The Old Brompton Road, The Fulham Road and The Kings Road. There are excellent transport links to The City and Heathrow is easily accessible via the A4 and M4.







APPROXIMATE FLOOR AREA
5,870 sq ft / 545.39 sq m (Including External Stores)
External Stores 157 sq ft / 14.60 sq m



EARLS COURT SQUARE

GUIDE PRICE

£8,950,000

FREEHOLD

LOCAL AUTHORITY

Royal Borough of Kensington
and Chelsea

COUNCIL TAX BAND

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