

FLOOD STREET

CHELSEA SW3



An outstanding house of over 4,000 sq ft with off street parking, beautifully refurbished by the current owners, offering opulent living spaces and fantastic family living, quietly positioned south of the Kings Road.

The house is entered on the raised ground floor. To the right is a fantastic utility room which is ideal for a family house. To the rear is a stunning open plan kitchen and dining room which is flooded with natural light being west facing and opening out onto a superb paved garden. The kitchen is bespoke, with wood floors and modern appliances. This is a fantastic room to entertain or enjoy as a family. Downstairs, there is an excellent family room with good natural light, which is ideal for informal entertaining, a media room or children's playroom. On this level, there is also a cloakroom, gym and self-contained staff flat with a separate entrance.

On the first floor, there is a stunning formal drawing room.

An ornate fireplace forms the focal point to the room, bordered by bespoke cabinetry. This is an ideal room to entertain formally, or seek a quiet space in a family house. There is also a double bedroom across the hall, with an en-suite bathroom, which has lovely views up Redburn Street towards Tedworth Square. The second floor is dedicated to the principal bedroom suite. Quietly positioned at the rear is the bedroom. There is a smaller dressing area, a large bathroom with shower and free-standing bath, and towards the front, there is a large dressing room which could also be an additional bedroom. On the third floor, there are two further double bedrooms, both with built-in storage and a jack-and-jill bathroom.

The house has been interior designed most beautifully and also benefits from air conditioning.











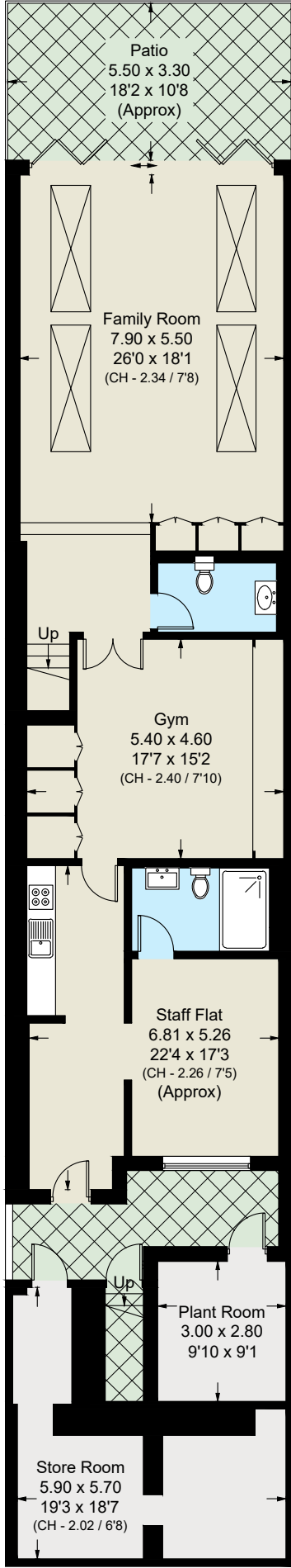




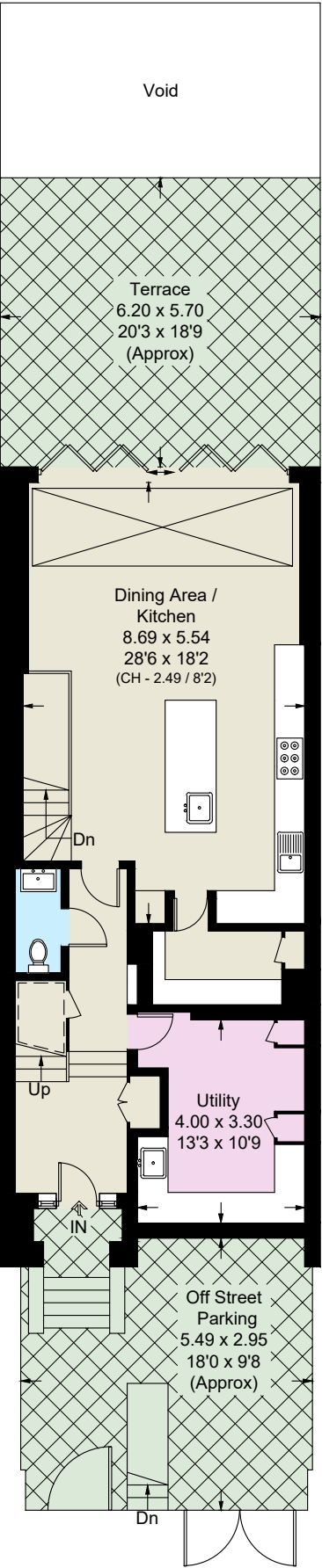
Flood Street is a sought-after address that runs south of the King's Road, towards the Thames. There is a Waitrose at the top of the road and within easy reach are the vast array of world class schools, shops, bars, restaurants and museums. Sloane Square is 0.7 miles away and South Kensington Station is 0.8 miles away.

Freehold House | Excellent Conditioned
Interior Designed | Off Street Parking | Staff Flat



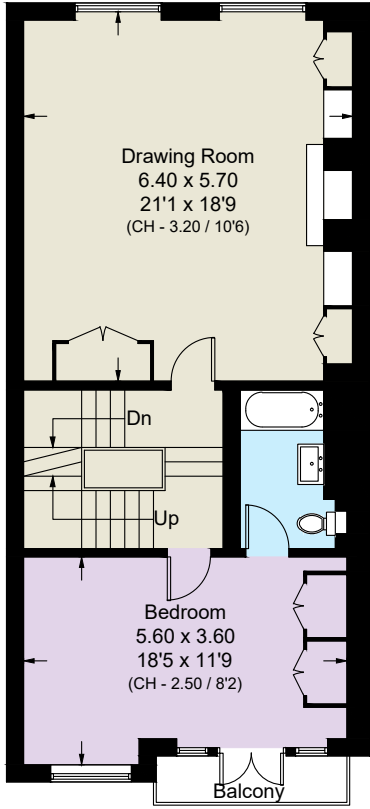


LOWER GROUND FLOOR

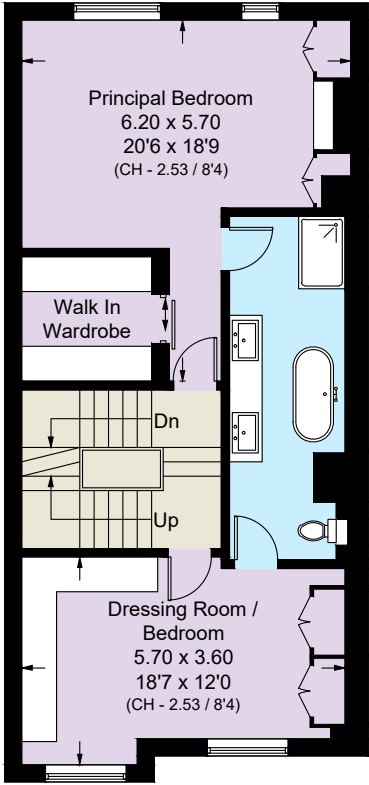


GROUND FLOOR

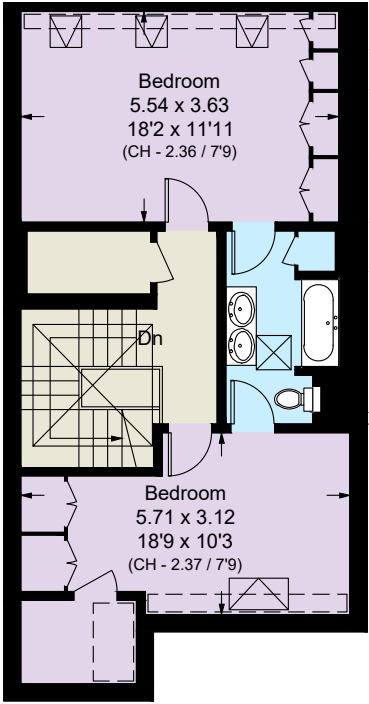
□ = Reduced head height below 1.5m



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

APPROXIMATE AREA

4,278 sq ft / 397.4 sq m
Plant Room/Store Room 307 sq ft / 28.5 sq m
Total 4,585 sq ft / 425.9 sq m
Including Limited Use Area 57 sq ft / 5.3 sq m



FLOOD STREET

ASKING PRICE

£8,750,000

FREEHOLD

LOCAL AUTHORITY

Royal Borough of Kensington
and Chelsea

COUNCIL TAX BAND

H

EPC RATING

D

VIEWINGS

Strictly by appointment with Sole Agents Maskells

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