



OLD CHURCH STREET

London SW3



CHARMING FREEHOLD HOUSE IN CHELSEA

Situated behind a west-facing garden, this is a beautifully presented house arranged over two above-ground floors, offering an appealing balance of lateral living space and natural light.



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EPC

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

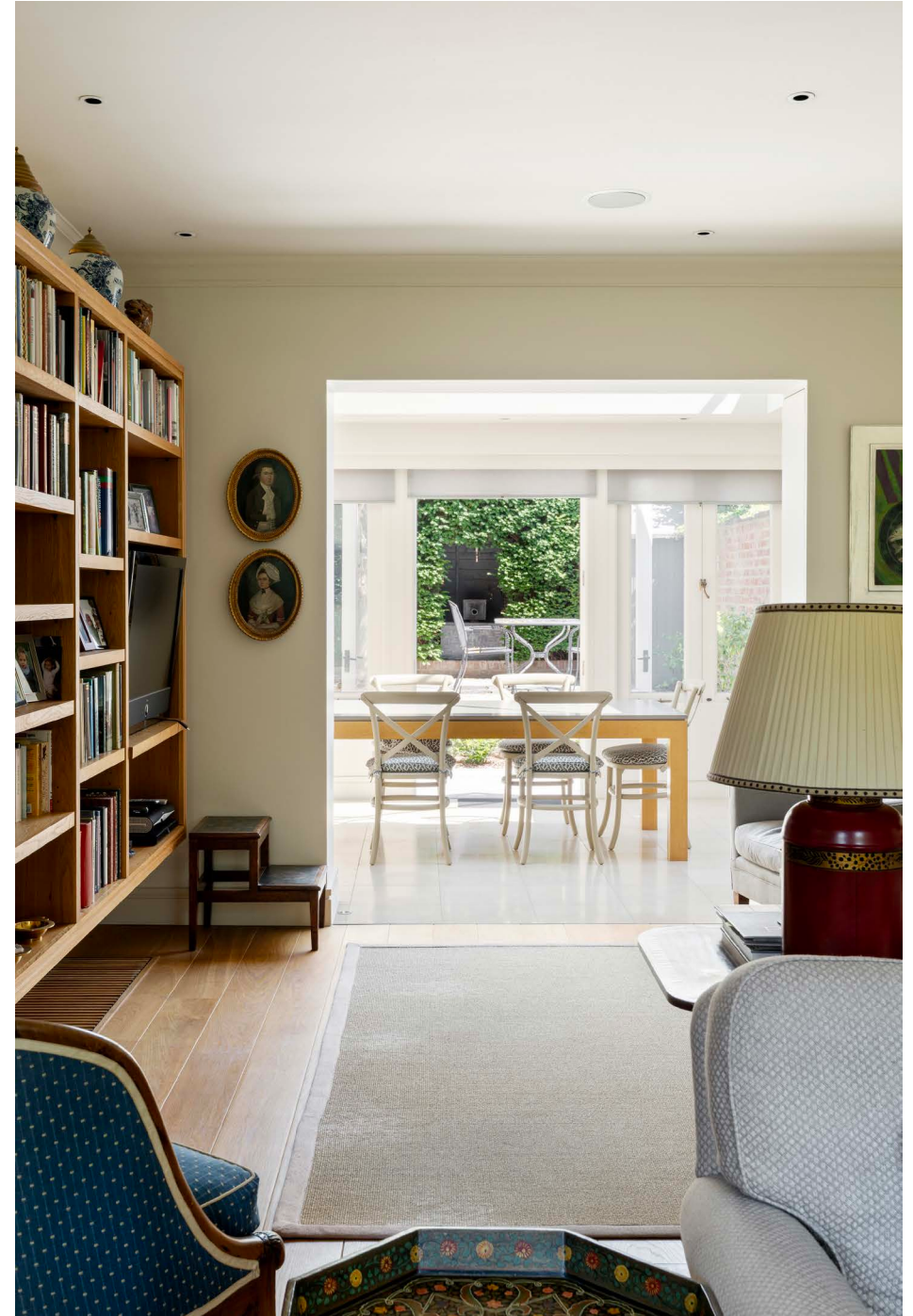
Tenure: Freehold

Guide Price: £4,000,000



WIDER THAN AVERAGE

The ground floor is centred around a generous reception room extending to approximately 24 ft, characterised by strong ceiling heights and excellent natural light from both aspects. This space flows seamlessly into a well-proportioned kitchen and dining room to the rear, where extensive glazing and rooflights draw daylight deep into the plan and open directly onto the landscaped garden, creating a natural continuation of the living space.







PRIVATE SETTING

The garden has been thoughtfully landscaped to provide a pretty private setting, ideal for entertaining, with a secondary access point from the private road with a small parking space — an increasingly valuable feature in this location.

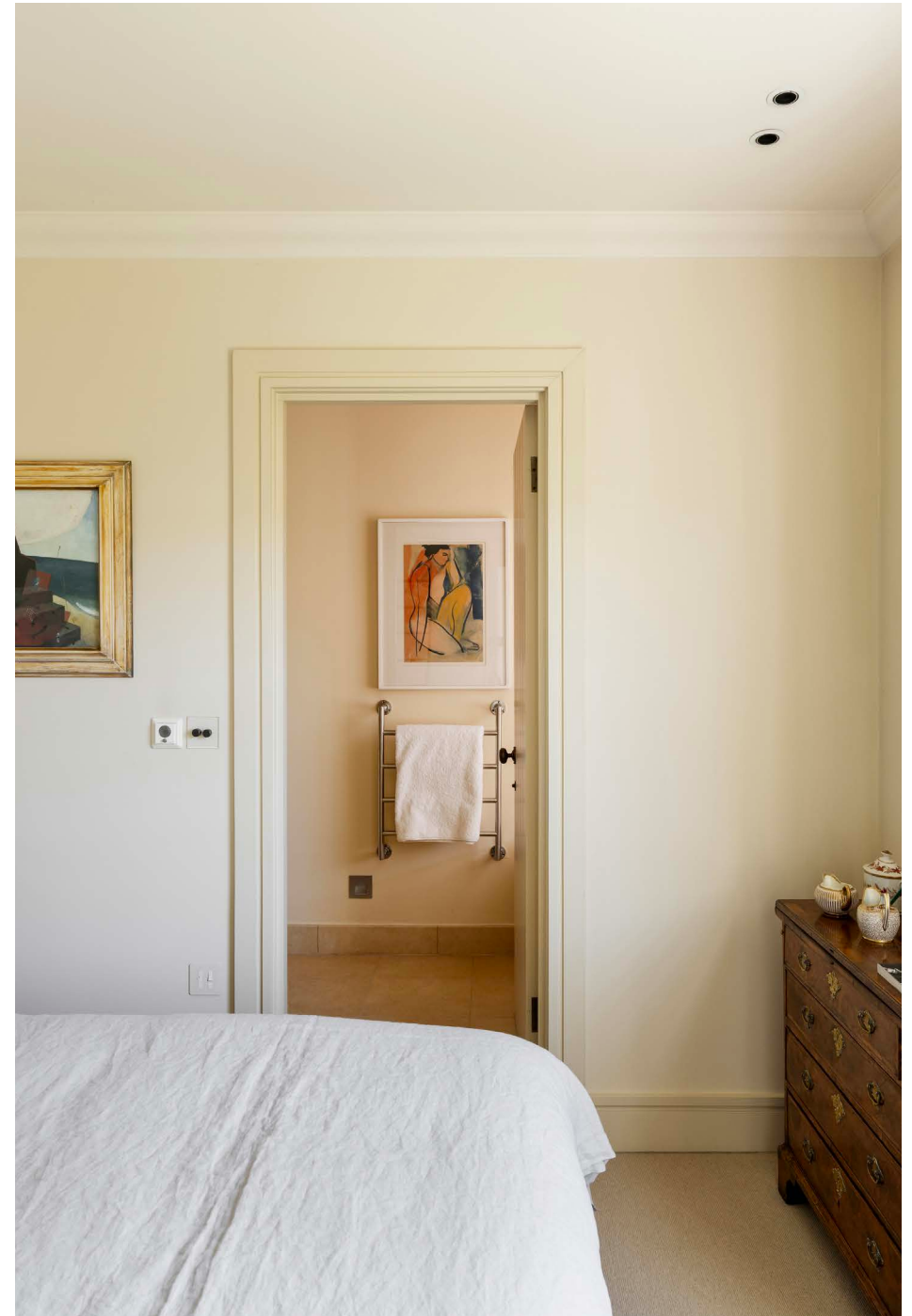
Additional accommodation on the ground floor includes a good-sized study, utility room and WC, allowing for flexible day-to-day living.

Upstairs, the principal bedroom has an en suite bathroom with a bathtub and separate shower, enjoying excellent proportions and natural light. A further well-sized bedroom with an en suite is also arranged on this level. The layout is particularly efficient, maximising usable space throughout the house. Both bedrooms enjoy air conditioning.



LOCATION

The house is situated just south of the Fulham Road, within immediate reach of the amenities and restaurants of both the Fulham Road and King's Road. Chelsea Green is a short walk away, providing a village-like setting with independent shops and cafés, while the wider neighbourhood offers a highly regarded mix of local and international conveniences.

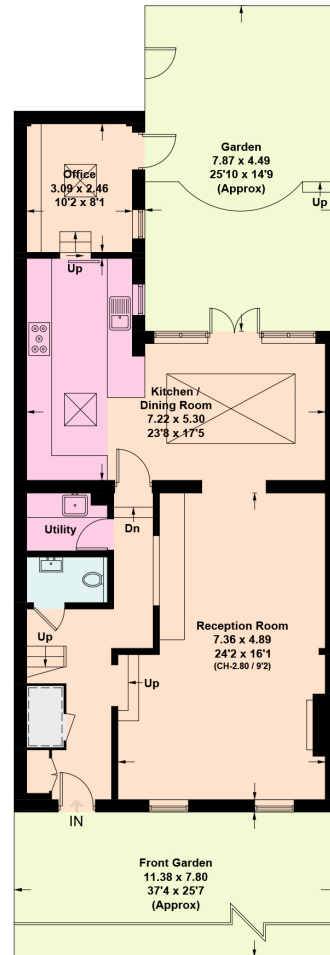






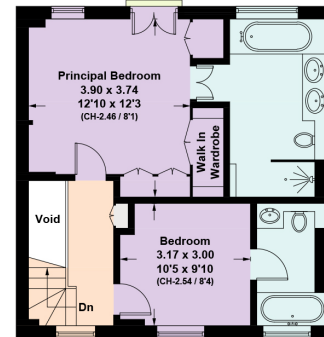
Old Church Street, SW3

Approximate Floor Area = 145.8 sq m / 1569 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



Ground Floor

□ = Reduced head height below 1.5m



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1312191)

Approximate Gross Internal Area = 145.8 sq m / 1569 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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