



# Flood Street

Chelsea

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# A refined Chelsea townhouse in one of London's most quietly prestigious enclaves.

Positioned within one of Old Chelsea's most established and quietly prestigious enclaves, this elegant townhouse offers a rare combination of character, proportion, and location — a home that speaks to those who understand the area, rather than those simply discovering it.

Arranged over multiple floors, the house has been thoughtfully configured to create a natural balance between formal entertaining spaces and more relaxed, day-to-day living. The principal reception room is defined by its proportions and light, offering an inviting yet refined setting, while the kitchen and dining space form the heart of the home — designed for both practical living and social occasions.

Upstairs, the bedroom accommodation is well-considered, with a principal suite complemented by additional bedrooms that provide flexibility for family, guests, or workspace. Throughout the house, natural light plays a key role, enhancing the sense of volume and bringing a calm, considered atmosphere to each floor.

There is an understated quality to the way the house presents itself — nothing feels forced or overdesigned. Instead, it offers a canvas that is both immediately comfortable and adaptable to a buyer's own vision over time.





Moments From The  
King's Road



Where Location  
Becomes Lifestyle





A Rare Moment Of  
Outside Space





Entertain.  
Retreat. Repeat.

# Key Features:



## Highlights;

- Prime Old Chelsea (SW3) address on one of the area's most sought-after streets
- Well-balanced accommodation with natural flow between living and sleeping spaces
- Light-filled principal reception room with excellent proportions
- Seven Bedrooms & Five bathrooms
- Moments from the River Thames & Chelsea Embankment
- Short walk to the King's Road & Sloane Square
- Private Parking & Garage
- 4,950sqft of space



# Chelsea, SW3

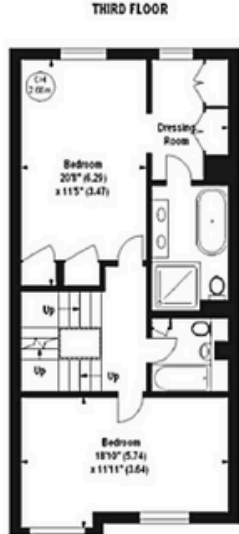
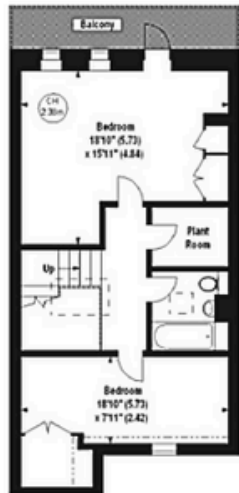
Chelsea has long been regarded as one of London's most desirable and enduring neighbourhoods — a place where history, culture, and modern living come together with quiet confidence.

From the boutiques and cafés of the King's Road to the riverside walks along Chelsea Embankment, the area offers a lifestyle that is both vibrant and composed. There is a distinct sense of community here, balanced by a global appeal that continues to attract buyers from across the world.

Flood Street sits within Old Chelsea, a particularly sought-after pocket known for its charm and discretion. Moments from Sloane Square and within easy reach of Knightsbridge and Belgravia, the location offers exceptional connectivity while retaining a more village-like atmosphere.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Flood Street, SW3**  
 APPROX. GROSS INTERNAL FLOOR AREA 4950 SQFT / 459.85 SQM  
 (Including Vaults)  
 Vaults  
 376 SQFT / 34.93 SQM



Key:  
 CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with theRICS code of Measuring Practice and whilst we have confidence in the information provided, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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