



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Exquisite Four Bedroom Freehold Home For Sale in Chelsea.
Planning Permission for a Mansard Roof Extension.

WHARFEDALE STREET, CHELSEA, SW10
£4,500,000





A magnificent four bedroom Victorian townhouse in Chelsea, meticulously rebuilt under the direction of Italian architect Fabrizio Sabbatini of Valor Architects.

The owners have lovingly renovated and restored with original architecture and features throughout this exceptional property has undergone a bespoke programme of works, including reinforced foundations, new roofing and the replacement of all core systems.

The architectural approach is consistent. Original elements like the staircase, fireplaces and brickwork have been restored by hand, along with Victorian style window railings on the ground floor windowsills, while the rest of the house has been rebuilt to a standard rarely seen in properties of this type.

At lower ground level, the space has been opened and reworked to form a practical kitchen and dining area, centred around a Poggenpohl kitchen with Gaggenau appliances. Italian marble features in some of the bathrooms, with underfloor heating throughout, the house is tied together by oak parquet flooring and consistent, well executed joinery, much of which has been designed and manufactured in Italy.

A conservatory extends the footprint, built around a custom mosaic floor replicated from an original Victorian design. The garden has been reworked with reclaimed brick planters, Cathedral grade reclaimed Yorkstone paving sourced from demolished churches, and integrated lighting.

Planning permission has been secured for a mansard roof extension of approximately 40 sqm. Consent allows further accommodation to be added without the need to revisit planning. Houses completed to this standard rarely come to market.

Freehold

Available Chain Free

Borough of Kensington & Chelsea

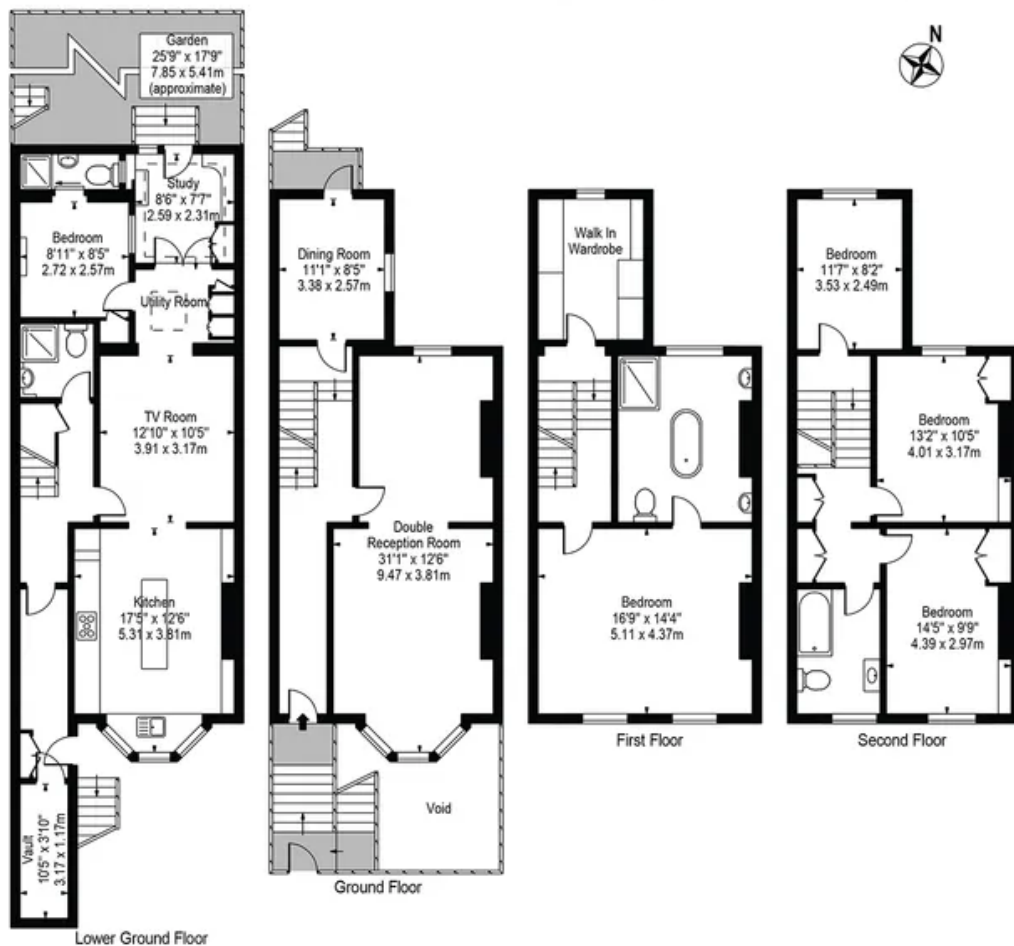
2,538 sq ft | 235.79 sq m



WHARFEDALE STREET, CHELSEA, SW10

Wharfedale Street

Approx. Gross Internal Area 2538 Sq Ft - 235.79 Sq M



For Illustration Purposes Only - Not To Scale

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Wharfedale Street, SW10

- Four Bedroom Victorian Townhouse
- Poggenpohl Kitchen with Gaggenau Appliances
- Four Bathrooms Including Guest Cloakroom
- Conservatory with Victorian Mosaic Floor
- Underfloor Heating & Oak Parquet Throughout
- RBKC Consent for Mansard Extension (40 sq m)
- Restored Victorian Features Throughout
- Prime Chelsea Location | Freehold



2,538 sq ft | 235.79 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D	58	74
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Freehold
Excellent Energy Efficiency
Kensington & Chelsea
Council Tax Band: H

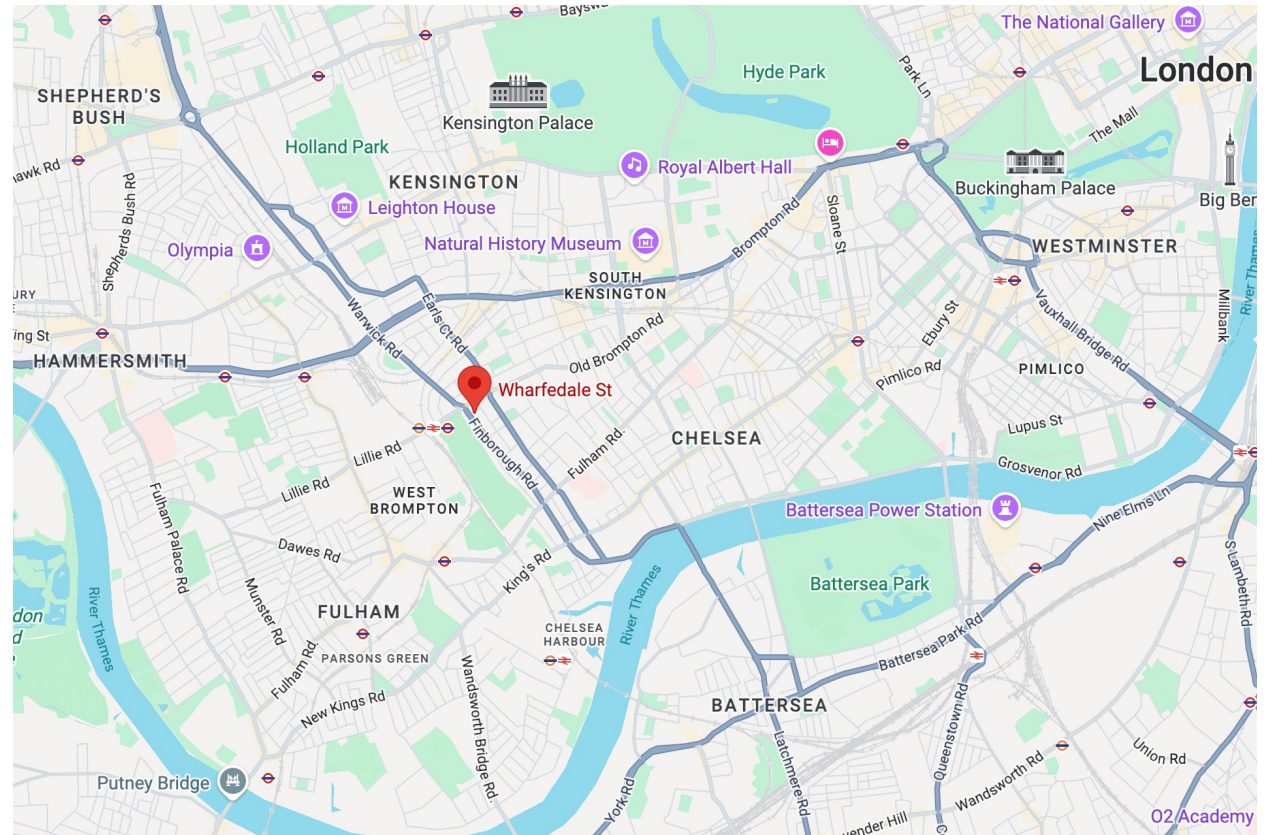


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