



## LIMERSTON STREET

London, SW10



# SET ON A SOUGHT-AFTER RESIDENTIAL STREET IN SW10

This well-arranged four bedroom house offers thoughtfully configured living space across three floors and has a private garden



4/5



3



2

EPC

D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £2,850,000



## SITUATED WITHIN THE TEN ACRE RESIDENTIAL ESTATE

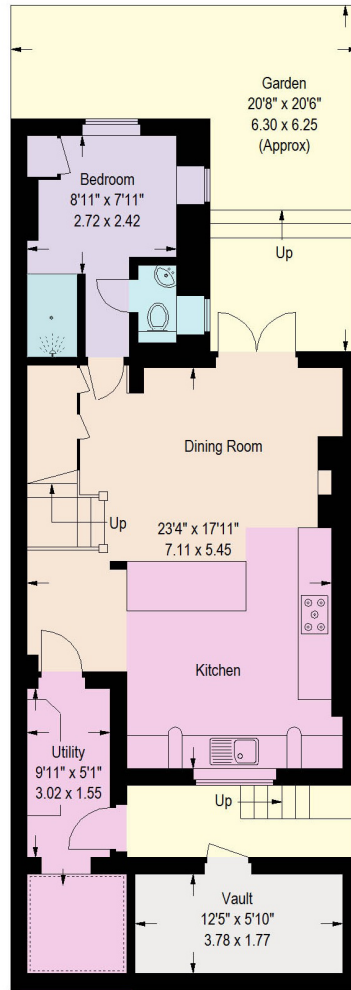
The raised ground floor is centred around a generous reception room, featuring a broad bay window that floods the space with natural light. A bedroom, positioned to the rear, could be used flexibly as an office to suit the future owners' needs. On the lower ground floor, the kitchen and dining room are seamlessly connected, creating a social hub ideal for both family life and entertaining. The kitchen is designed with a practical layout and includes a separate utility room for added convenience. A further bedroom with WC occupies this level, offering privacy for guests or potential use as an au pair suite. Access to the garden is available from this floor, extending the living space outdoors. The first floor comprises three additional bedrooms, including a well-proportioned principal room with ample wardrobe space. Two bathrooms serve this level, one of which is en suite, providing flexibility for family or guests.



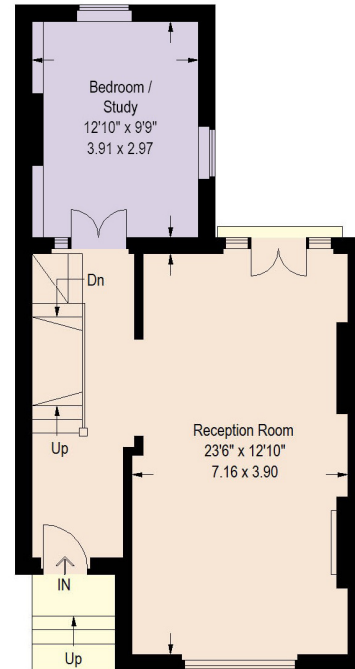




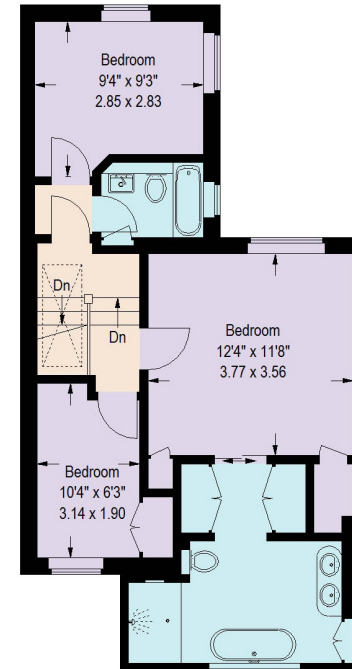
# Limerston Street, SW10



Lower Ground Floor



Raised Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area = 169.2 sq m / 1,821 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  
to tell you more.

**Claire Mengham**

020 3978 2462

Claire.Mengham@knightfrank.com

**Knight Frank Chelsea and South Kensington**

352A King's Road

London SW3 5UU

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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