



Shawfield Street  
London, SW3

CHESTERTONS





An exceptional and very rare opportunity to acquire a substantial period house on Shawfield Street, Chelsea, widely regarded as one of the area's most prime and desirable residential locations.

The property benefits from full planning permission for a double basement extension, which will increase the total gross internal area to approximately 3,600 sq ft once complete. Opportunities of this scale, with consent already secured, are exceptionally uncommon in this part of Prime Central London.

The approved plans allow the house to be significantly enhanced, creating a well-proportioned family home ideally suited to modern living while retaining the character and elegance of the original building above ground. The proposed double basement offers outstanding flexibility, with potential for high-value accommodation including a principal bedroom suite, media or leisure space, gym, wine storage or ancillary accommodation, subject to final design and fit-out.

Offered in its current condition, the property presents a compelling opportunity for an end-user or investor to add substantial value through development, with the freedom to tailor interiors and finishes to personal specification. Importantly, a purchaser can also benefit from not paying full SDLT at the higher completed value, representing a meaningful financial advantage.

- Prime Chelsea
- Planning Approved
- Double Basement
- End GIA c3600 sqft
- Value Upside
- SDLT Saving

Asking Price £3,850,000

**Tenure:** Freehold  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** NA  
**EPC:** NA

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# Shawfield Street, SW3

Approximate gross internal area

189.94 sq m / 2044 sq ft

(Including Vaults)

Vaults : 3.41 sq m / 37 sq ft

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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