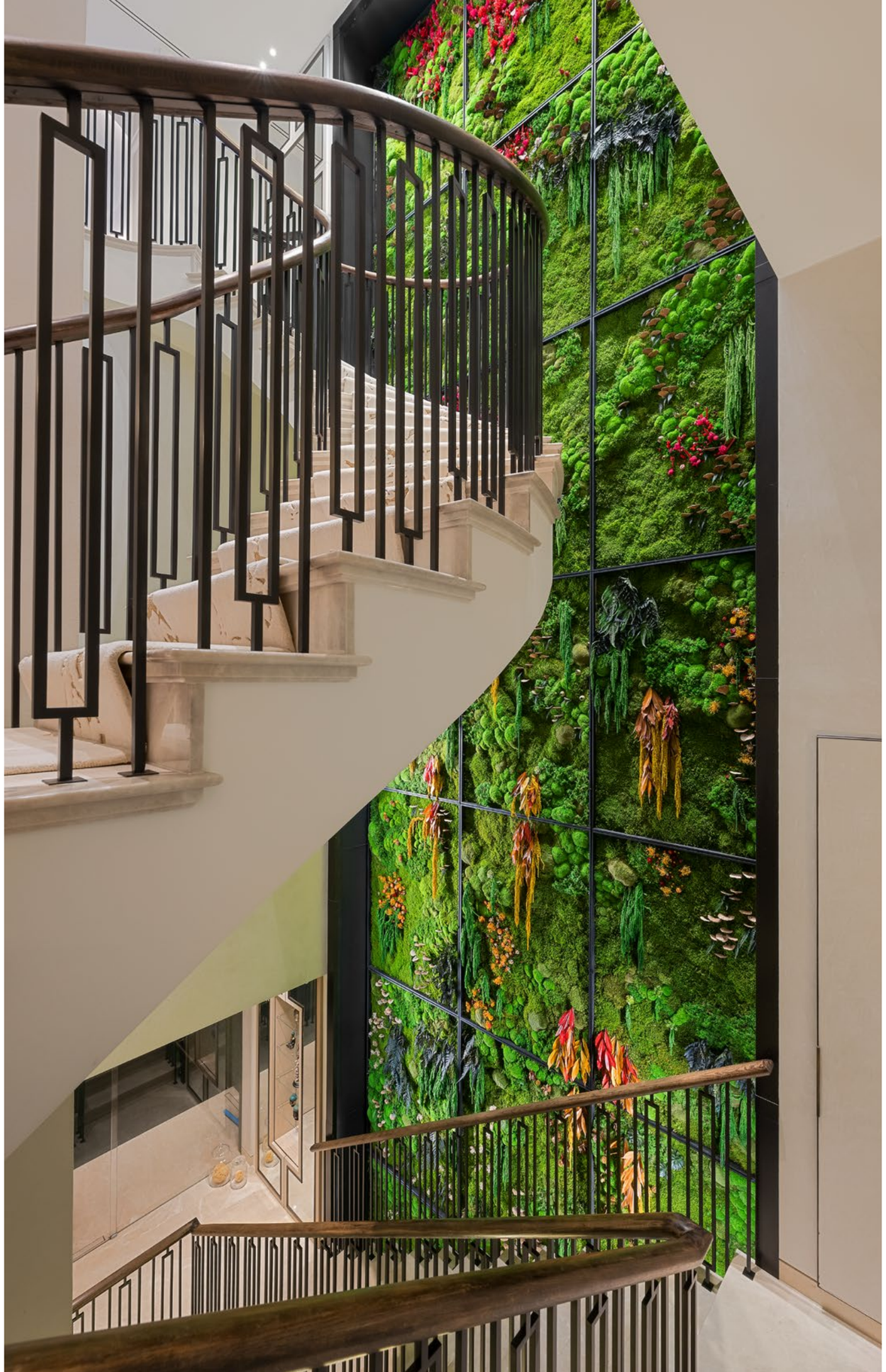
MANRESA ROAD

CHELSEA SW3



An outstanding five-bedroom apartment of approximately 6,649 sq ft, located at 21 Manresa Road in the heart of historic Chelsea, with a private west-facing garden, leading onto extensive communal gardens.

A private commission for the current owner by renowned architect and interior designer Finchatton, the apartment is fitted out to an exceptional standard of specification throughout, with full home automation, climate control, and rare natural materials.

Manresa Road

At ground floor, an elegant entrance hall leads through to a sweeping floating staircase around a glass lift and on to a vast double reception room and dining space of nearly 1,000 sq ft, with an open-plan and a large study (22'11" x 15'6").

Manresa Road

Arranged over the raised ground, garden, and basement floors, the property features exceptionally large rooms for London and tall ceilings (3m+ in the main rooms), making it a generous family home and ideal for entertaining.

Manresa Road

21 Manresa Road is located just off the Kings Road and has a rich past, starting as the South-West London Polytechnic in 1895 and later becoming the Chelsea School of Art by the 1930s. It was then used by King's College London as a research facility until 2002.

It was later rebuilt behind the original Victorian façade and developed into just 15 luxurious apartments of vast size and scale. It is commonly regarded as one of the most prestigious and discreet developments in London with the most outstanding calibre of residents.

The property offers the combined benefits of a private house and a secure modern apartment building. Accessed off the main lobby with 24-hour porter and security or via the underground garage with number plate recognition, the apartment also benefits from the many features of a house, including a private internal lift, internal garage, private swimming pool, spa, gym, and cinema, along with both a large private garden and extensive communal gardens – tended to by a full-time gardener.

Manresa Road

At garden level, the principal bedroom suite (19'7" x 18'1") features a dressing room and bathroom, leading directly out onto the private garden (37' x 31') and is adjoined by another bedroom and bathroom that could easily add additional space to the main suite, if a second dressing room and bathroom were required. Three further bedrooms and bathrooms, along with a utility room, complete this floor.

Manresa Road

The basement spa suite is home to a swimming pool, spa sitting room, cinema room, treatment room with steam room, and an internal garage which could also serve as a gym if needed.

Manresa Road

Manresa Road

Approximate Gross Internal Area
6,649 sq ft / 671.69 sq m
excluding restricted height storage

Restricted Height Storage Area
87 sq ft / 8.08 sq m

Hatched Area: Under 1.5m
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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26/10/26 FGG-250514D-10-JF

Asking Price
£16,850,000

Tenure
Share of Freehold

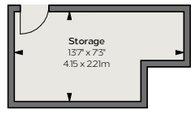
Ground Rent
Nil

Service Charge
£37,000 per quarter includes all staff, security, gardens, car park, hot and cold water, chillers, air supply to the AC units and high speed fibre broadband

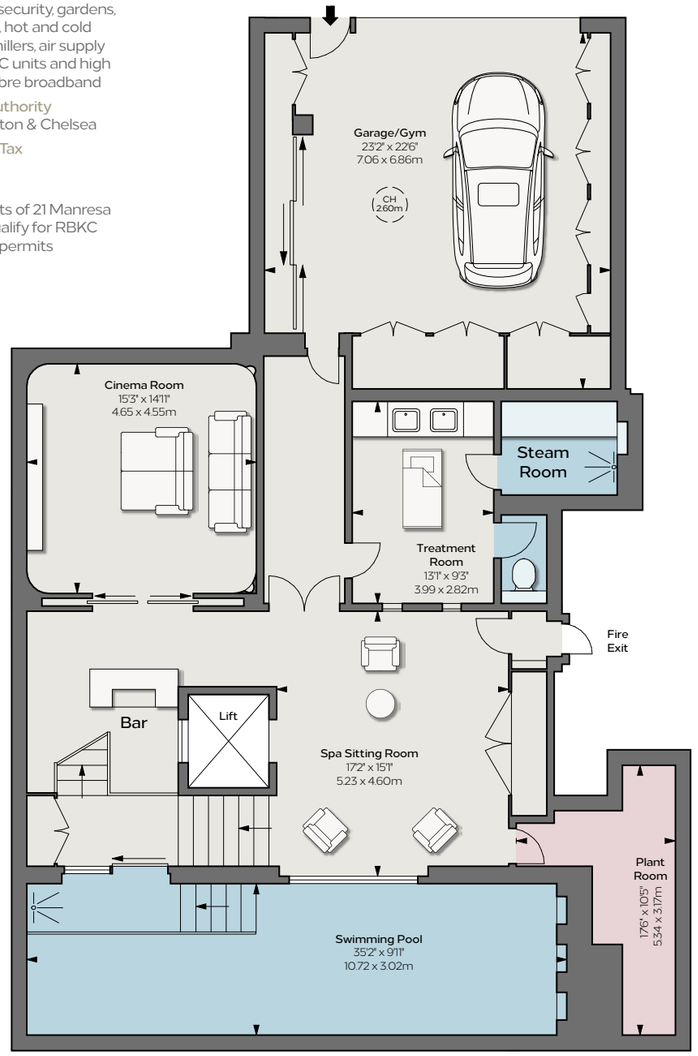
Local Authority
Kensington & Chelsea

Council Tax
Band H

Parking
Residents of 21 Manresa Road qualify for RBKC parking permits

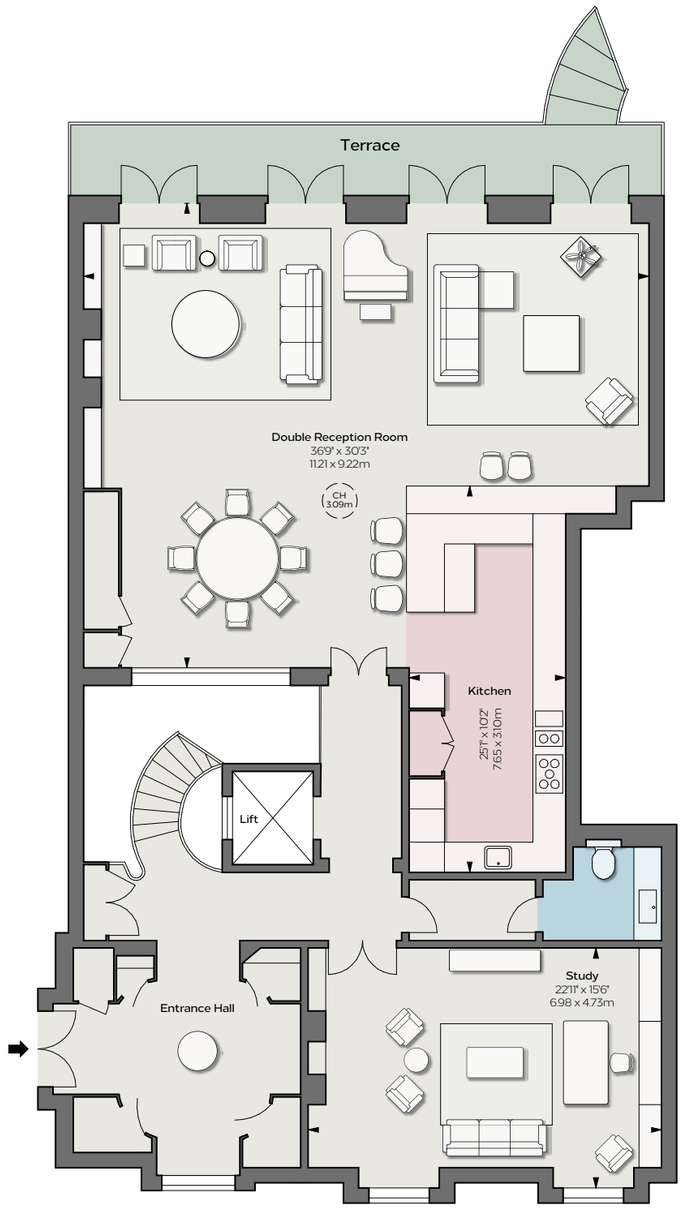


BASEMENT



BASEMENT

GARDEN FLOOR



RAISED GROUND FLOOR

Manresa Road

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