

For Sale



LCP/PrivateOffice  
est.1990

Old Church Street, SW3 5DL

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£9,500,000

# Old Church Street, Chelsea SW3

£9,500,000

An extensive contemporary house approached through large gates leading to a private courtyard with the advantage of off-street parking, swimming pool and separate staff accommodation.

The house is set back from Old Church Street, moments from the shops, restaurants and amenities of the King's Road. Chelsea Embankment is 100m to the south, and the 200 acres of Battersea Park are just across the river.

**Asking Price:** £9,500,000 STC

**Main House:** Freehold

**Staff Flat:** Leasehold 25.3.2994

**Council Tax:** RBK&C Band H

**Service Charge:** TBC

**Ground Rent:** Peppercorn

**Current EPC Rating:** D (66)

**Potential EPC Rating:** C (74)

## Main House

- Entrance Hall • Reception Room • Dining Room • Cinema Room • Swimming Pool • 6 Bedrooms • 6 Bathrooms • Family Kitchen • Catering Kitchen • Pantry • Utility Room • Terrace • Car Turntable

## Staff Flat

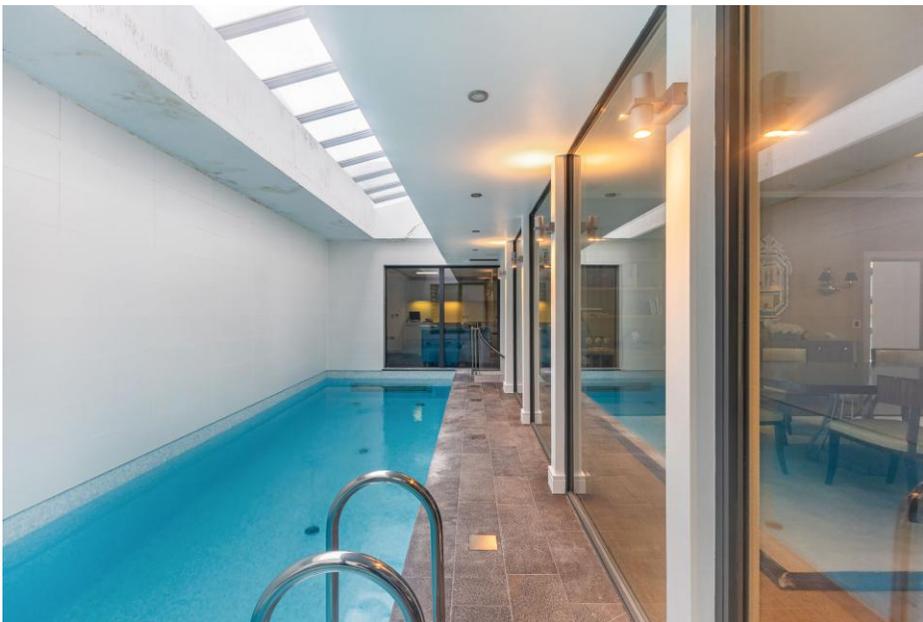
- Reception • Kitchen • Bedroom • Bathroom

Approximate Floor Area 617.6 sq m / 6,648 sq ft  
(Including Basement)





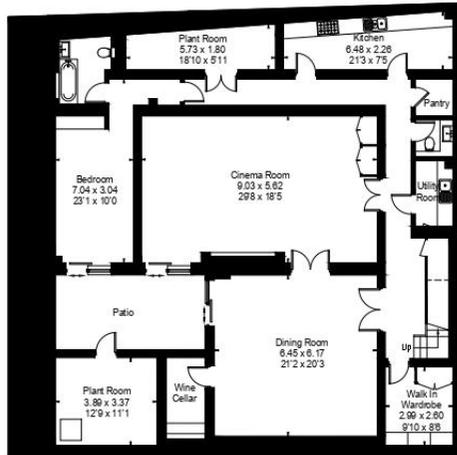
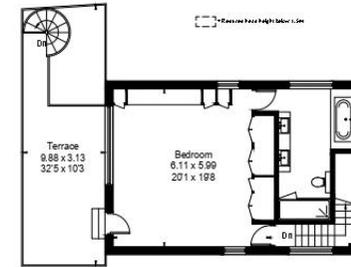
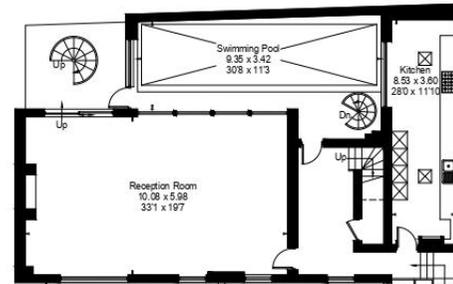
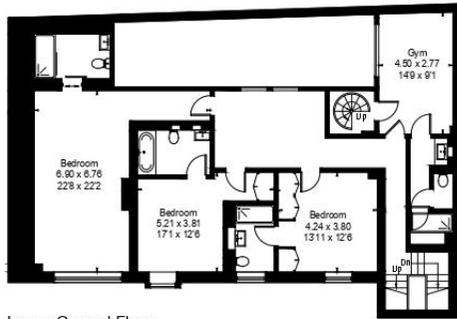








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Upper Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102440

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

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