



LANGTON STREET
CHELSEA SW10

FULL OF CHARACTER AND WITH FAR REACHING VIEWS OVER ATTRACTIVE PERIOD ARCHITECTURE, THIS IS A FREEHOLD FAMILY HOUSE WITH 4 BEDROOMS THAT OFFERS AN INCOMING PURCHASER THE OPPORTUNITY TO CREATE AN EXCELLENT FAMILY HOME THAT SUITS THEIR OWN REQUIREMENTS.

Extending to 2532 sq ft, the house offers excellent accommodation over 4 floors and although presented in good condition, it is likely that the purchaser will want to carry out a scheme of refurbishment. The ground floor drawing room has a wonderful feeling of volume and space with an adjacent study perfectly positioned to the rear, leading out onto an attractive west-facing terrace and garden. The lower ground floor offers a most charming kitchen which leads through into a well-proportioned dining room. Moving towards the rear of the house, there is a particularly useful utility room, 4th bedroom and a patio.





Of particular note is the master bedroom suite on the first floor which has a charming aspect down Lamont Road and is supported by an unusual layout, accommodating a large en-suite dressing room and bathroom. There are two further double bedrooms, a family bathroom and the house is completed by an unusual and charming play room or study and balcony at the top.

LOCATION

Langton Street is situated in the highly desirable Ten Acre Estate and is within easy reach of the array of amenities to be found in the immediate area on The Kings Road to the south and The Fulham Road to the north.

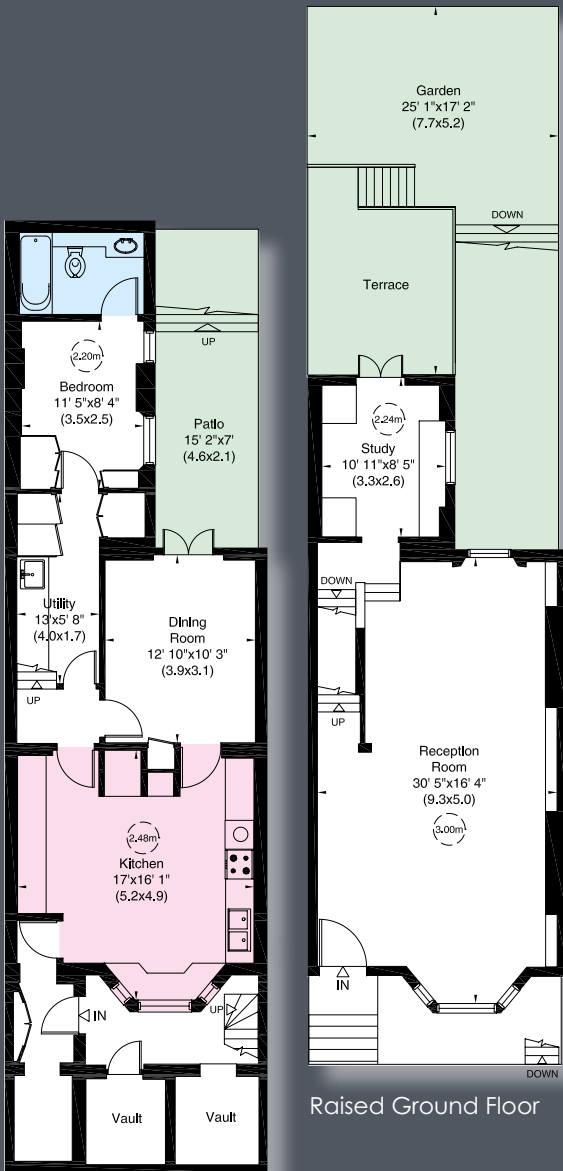




ACCOMMODATION

- | Drawing Room
- | Dining Room
- | Two Studies
- | Kitchen
- | Master Bedroom with Bathroom and Dressing Room Ensuite
- | Three Further Bedrooms
- | Two Bathrooms
- | Utility Room
- | Terrace
- | Garden

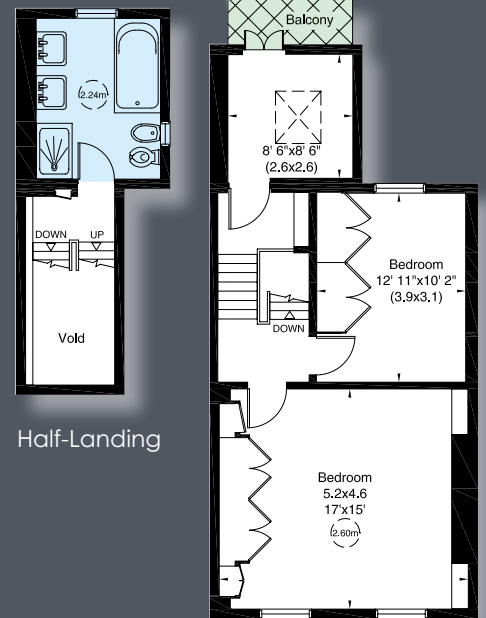
GROSS INTERNAL AREA (APPROX.)
 242 SQ M - 2,603 SQ FT INCLUDING VAULTS
 235 SQ M - 2,532 SQ FT EXCLUDING VAULTS



Lower Ground Floor

Raised Ground Floor

First Floor



Half-Landing

Second Floor



OnTheMarket.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TERMS

Tenure Freehold
 Local Authority Royal Borough of Kensington & Chelsea
 Price On Application

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. July 2016 338931

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