



LIMERSTON STREET | CHELSEA SW10



HAVING RECENTLY UNDERGONE A METICULOUS SCHEME OF RECONFIGURATION AND REFURBISHMENT, THIS IS AN IMMACULATELY PRESENTED 4 BEDROOM FAMILY HOUSE LOCATED ON A SOUGHT AFTER ROAD IN CHELSEA.

Entered on the raised ground floor, a wide hallway provides access to a double drawing room towards the front of the house which is perfect for formal or informal entertainment, with the added benefit of space for a large dining table. French doors at the rear open out onto a useful balcony. Moving towards the rear of the ground floor, there is a very well appointed kitchen which in turn leads out onto a private west facing garden. By clever design, there are steps leading down to the lower ground floor patio which can also be accessed from the family room downstairs via sliding doors.

The lower ground floor offers an excellent media/family room with an abundance of natural light and excellent storage along one wall. At the rear of this level is a double suite with natural light. Towards the front is a further double bedroom also with en-suite bathroom. The master bedroom is on the first floor and of particular note is the vaulted ceiling (4.7m at its maximum) providing the room with the feeling of space and light. There is excellent storage and towards the rear is a superb en suite bathroom. The house is completed by a fourth bedroom with en-suite bathroom to the rear above the kitchen. There are also storage vaults at the front of the house under the pavement.

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Limerston Street forms a part of the highly regarded Ten Acre Estate and is a sought after residential address within easy reach of the vast array of amenities to be found on The Fulham Road and also The Kings Road.

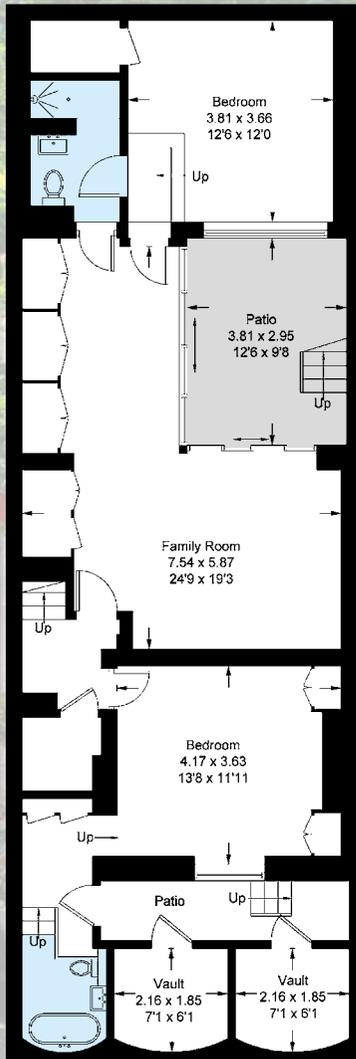
### ACCOMMODATION

Entrance Hall | Double Drawing Room/Dining Room | Kitchen | Family Room | Master Bedroom with En-Suite Bathroom | 3 Further Bedrooms and 3 Bathrooms | Ground Floor Garden | Lower Ground Floor Patio Balcony | Vaults | EPC C

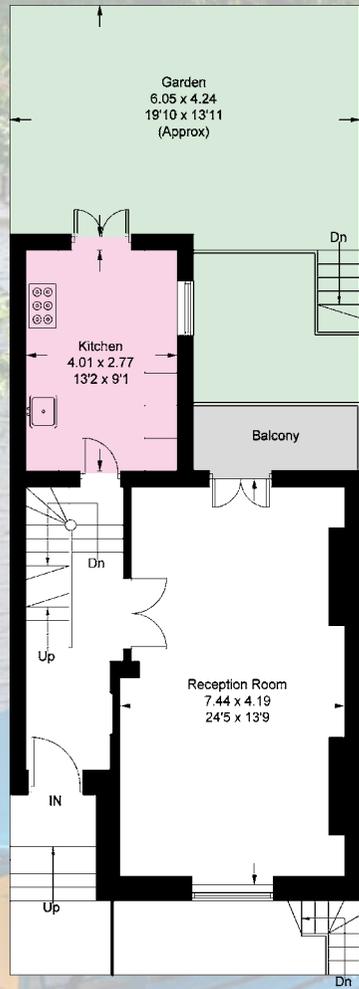
### TERMS

Tenure Freehold | Local Authority Royal Borough of Kensington and Chelsea | Asking Price £3,250,000  
Viewing by appointment with Sole Agent, Maskells only

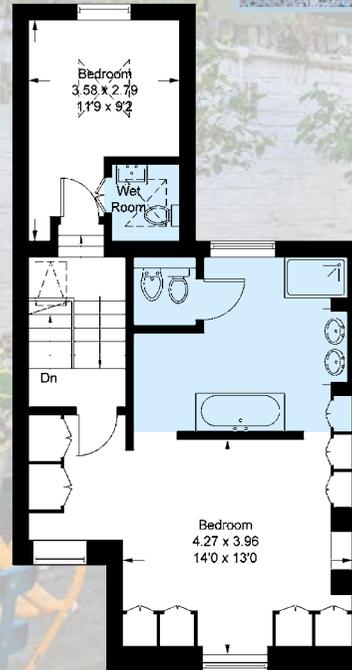




Lower Ground Floor



Raised Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very good	A		
Good	B		
Fair	C		
Below average	D	71	73
Below average	E		
Poor	F		
Very poor	G		

Net energy efficient - higher ratings costs

England & Wales

APPROXIMATE GROSS INTERNAL AREA  
 185.4 SQUARE METRES 1,996 SQUARE FEET EXCLUDING LOFT  
 193.3 SQUARE METRES 2,081 SQUARE FEET INCLUDING LOFT

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

Brochure by **capitalgroup** 020 8671 5448

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