



WOODFALL STREET | CHELSEA SW3



A CHARMING AND UNIQUE CHELSEA COTTAGE WITH AN EXCELLENT OPEN PLAN RECEPTION ROOM OFFERING CEILING HEIGHTS OF ALMOST 3 METRES, AND OFF STREET PARKING.

On the ground floor there is a bedroom with built-in storage and an en suite bathroom. To the rear is a guest cloakroom and a shower servicing a study / TV room which could well accommodate a sofa bed. On the other side of the central hallway is a very large garage where a charge point for an electric car is installed. The first floor of the house has a splendid open plan reception room, 21' x 20', with a high ceiling and a well appointed kitchen. The room has plenty of natural light, with French windows leading out to a pretty roof terrace.







Woodfall Street is discreetly positioned moments from the Kings Road where there is a vast array of amenities to be found. Sloane Square underground station (District and Circle Lines) is 0.5 miles away.

### ACCOMMODATION

Entrance Hall | Principal Bedroom | Ensuite Bathroom and Storage | Guest Cloakroom and Shower  
Study/TV Room | Garage | Open Plan Kitchen, Reception Room and Dining Room | Roof Terrace | EPC D

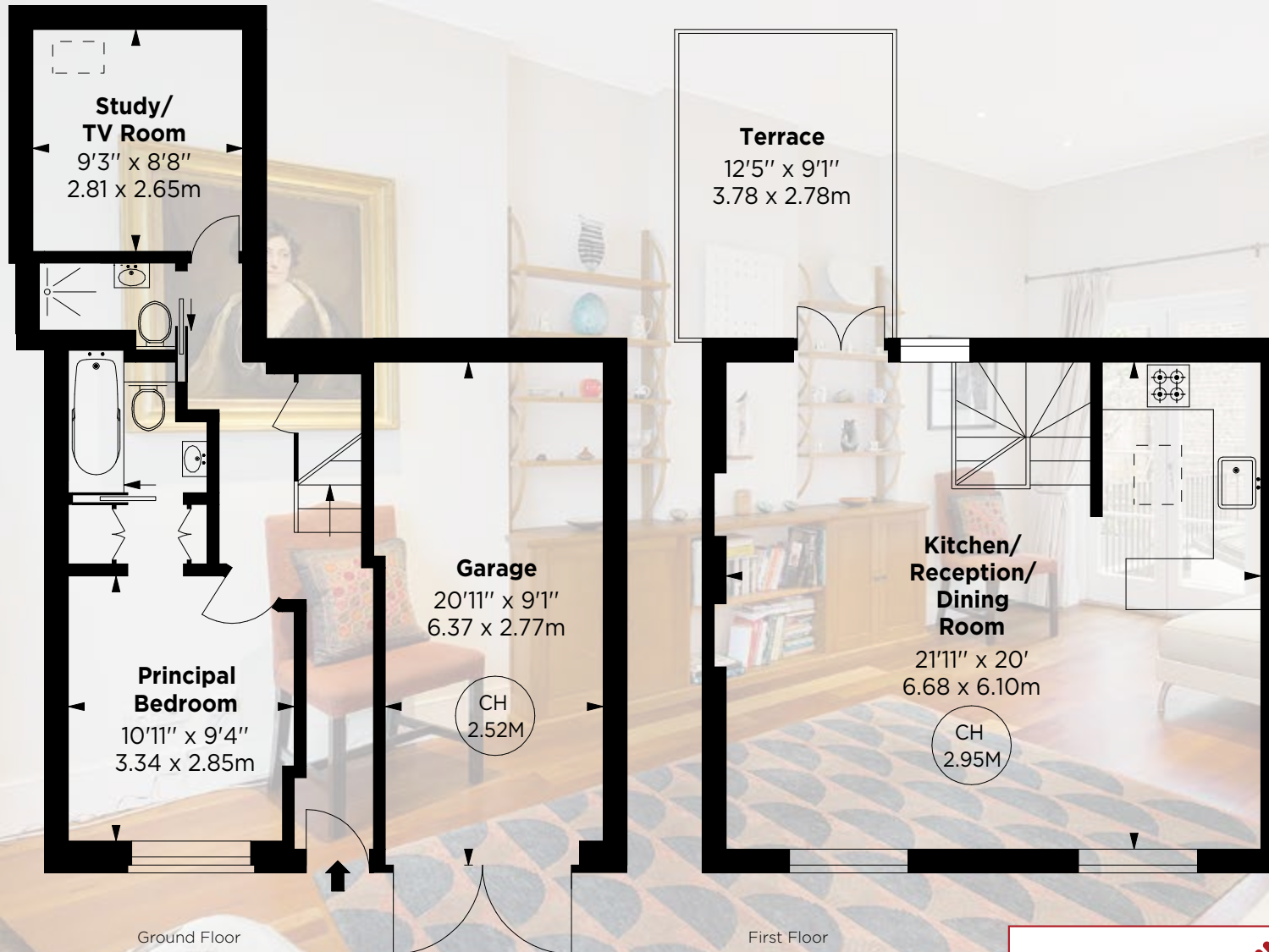
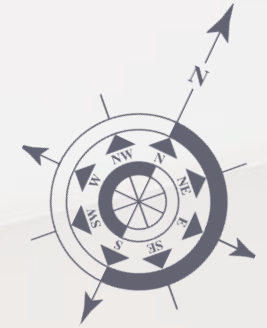
### TERMS

Asking Price £2,000,000 | Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea



APPROXIMATE GROSS INTERNAL AREA  
1,018 SQUARE FEET 94.57 SQUARE METRES (INCLUDING GARAGE)



**MASKELLS**

71 WALTON STREET, LONDON, SW3 2HT  
+44 (0)207 581 2216  
[www.maskells.co.uk](http://www.maskells.co.uk) [sales@maskells.co.uk](mailto:sales@maskells.co.uk)

**HARWOOD**  
ADVISORY

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.