



PARK WALK CHELSEA SW10

HAVING BEEN ARCHITECTURALLY DESIGNED AND SUBJECT TO A SCHEME OF RE-MODELLING AND METICULOUS REFURBISHMENT BY THE CURRENT OWNERS. THIS IS AN OUTSTANDING 4 BEDROOM HOUSE WITH EXCELLENT OPEN PLAN RECEPTION SPACE, A PRIVATE GARDEN AND OFF STREET PARKING.





On the ground floor, there is a wonderful modern kitchen with dining area and sitting room leading out through sliding glass doors, onto a pretty garden. The rear of the house is flooded with natural light. Towards the front, is a peacefully positioned study area, the perfect place to work from home. There is also good storage and a guest cloakroom adjacent to the entrance hall. On the second floor, there are three bedrooms, each with built in storage, supported by a family bathroom. There is also an excellent utility room allowing for washing appliances to be away from the kitchen. A stunning principal bedroom suite is set across the entirety of the second floor. A full width window brings excellent light into the room. There is excellent storage, a free standing bath a shower as well as twin sinks.

Park Walk is a sought after street, running between The Kings Road and The Fulham Road. Close by are a wide array of amenities to be found in the local area, as well as the little known Moravian Church Gardens. Gloucester Road and South Kensington underground stations (District, Circle and Piccadilly Lines) are 0.9 miles away and Sloane Square underground station (District and Circle Lines) is 1.1 miles away.



GROSS INTERNAL AREA (APPROX)
2,084 SQ FT / 193.60 SQ M

Key:
CH - Ceiling Height

Price: £4,350,000

Tenure: Freehold

Local Authority: The Royal
Borough of Kensington & Chelsea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Garden
25'3" x 17'9"
7.70 x 5.42m

Kitchen/
Reception/
Dining
Room
40'2" x 16'2"
12.25 x 4.93m

CH
2.48M

Study
9'2" x 8'6"
2.80 x 2.60m

Off-street
Parking
17'9" x 17'3"
5.42 x 5.25m

Bedroom
12'11" x 10'11"
3.94 x 3.32m

Bedroom
10'7" x 8'6"
3.23 x 2.60m

Bedroom
15'4" x 8'1"
4.67 x 2.47m

CH
2.58M

Principal
Bedroom
17'1" x 11'10"
5.20 x 3.60m

CH
2.35M

FIRST FLOOR

SECOND FLOOR

GROUND FLOOR

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.

MASKELLS



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