



THE COURTYARD HOUSE | CHEYNE WALK SW3





THIS IS A PEACEFULLY SECLUDED AND UNIQUE LOW BUILT HOUSE WITH A LARGE PRIVATE GARDEN, SECURE UNDERGROUND PARKING AND PORTERAGE, SITUATED IN THE HEART OF OLD CHELSEA.



Entered through 60-61 Cheyne Walk, one emerges out into the garden of The Courtyard House, where the house is approached from the front. A central entrance hall provides access to a double drawing room and dining room to the right. This is a most attractive room with two sets of French doors leading out onto the large private garden. In the summer, this is a wonderful room for entertaining, with guests being able to flow out from the drawing room into the garden. Opposite is a fully fitted kitchen with space for informal dining and this room too, has French doors leading out onto a separate area of the garden, allowing for easy dining "al-fresco" during summer months. The ground floor is completed by a guest cloakroom and a cupboard holding the water storage. On the first floor, there are two excellent double bedrooms, both with en-suite bathrooms and wonderful proportions with domed ceilings. There is excellent storage and large windows in both rooms pull natural light most pleasingly through. Of note is the fact that there is also a small balcony leading off the master bedroom.

On the lower ground floor, there is further storage in the form of four separate areas which is most useful. A door leads out through to the underground parking where there is a parking space demised to the house directly adjacent, thus allowing the owner to drive straight to the house from the street. Our clients rent an additional parking space. The house also benefits from the portorage on offer from 60-61 Cheyne Walk.







Cheyne Walk is a world famous address and is in the heart of Old Chelsea. Within easy walking distance are a great many shops, bars and restaurants to be found on The Kings Road and beyond. Sloane Square underground station (District and Circle Lines) is 1.1 miles away and provides easy access to central London and The City. South Kensington underground station (District, Circle and Piccadilly lines) is 1 mile away.

#### ACCOMMODATION

Drawing Room and Dining Room | Kitchen | Guest Cloakroom | Master Bedroom with En-Suite Bathroom | Second Double Bedroom with En-Suite Bathroom | Excellent Storage | Large Private Garden | Secure Underground Parking | Porter

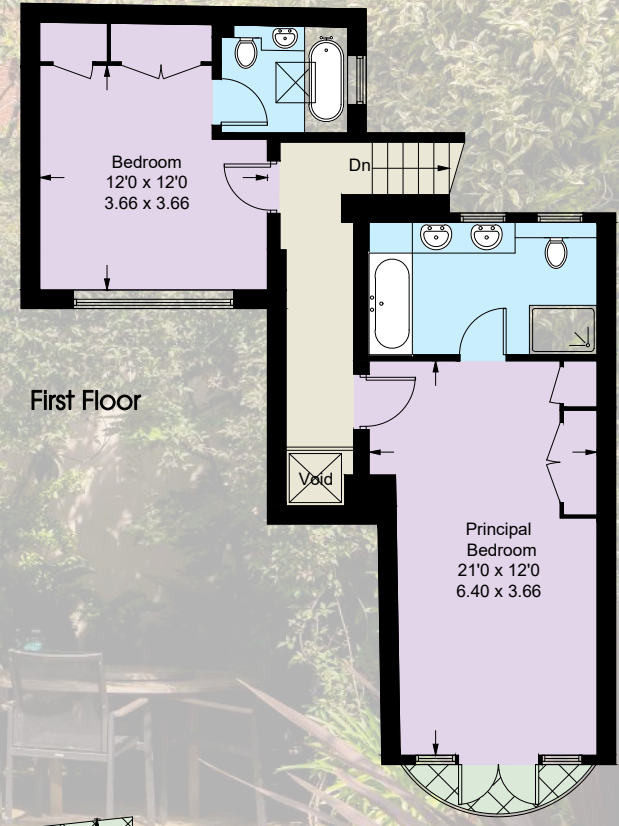
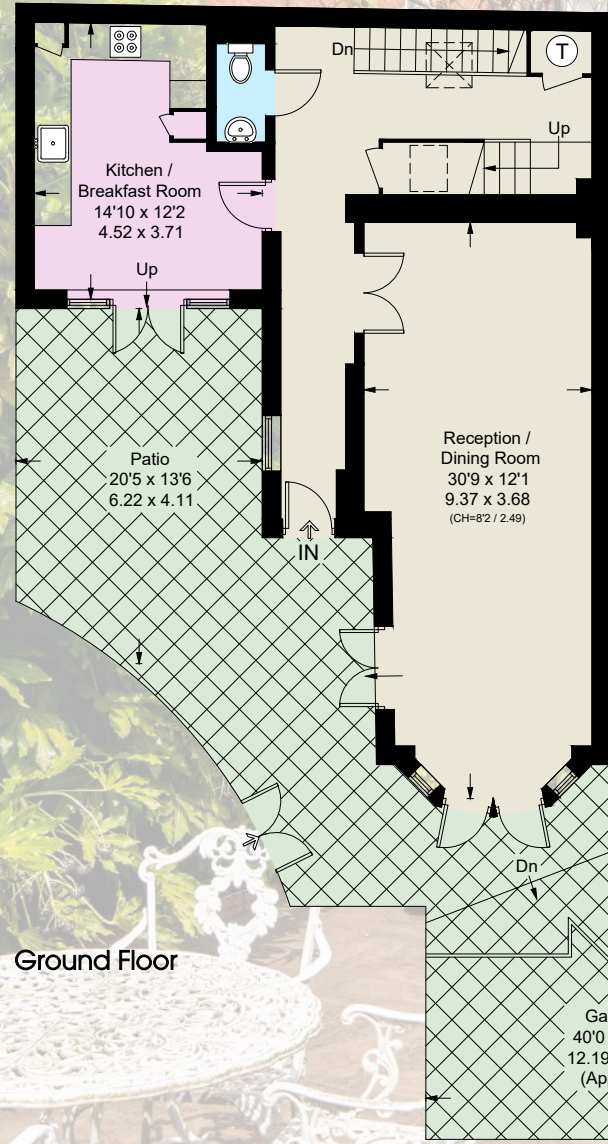
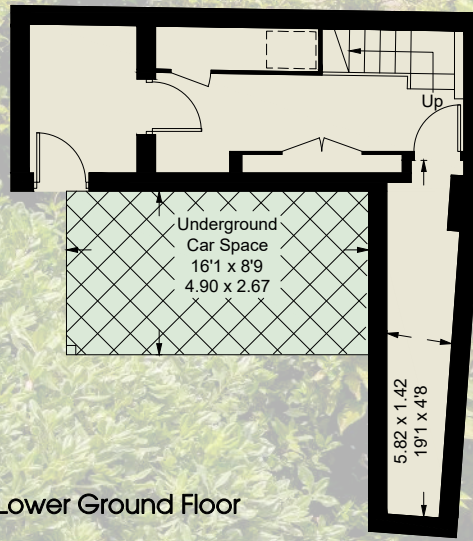
#### TERMS

Asking Price Upon Application | Tenure Leasehold, 999 years from 1st January 1998 | Service Charge £11,000 per annum approx. | Ground Rent Peppercorn | Local Authority The Royal Borough of Kensington & Chelsea





Key :  
CH - Ceiling Height



Approximate Area = 1640 sq ft / 152.4 sq m  
(Excluding Reduced Headroom / Including Void)  
Reduced Headroom = 12 sq ft / 1.1 sq m  
Total = 1652 sq ft / 153.5 sq m  
Including Limited Use Area (19 sq ft / 1.8 sqm)  
Approximate External area = 1354 sq ft / 125.8 sq m

**Maskells**

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

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.