



WALTON STREET CHELSEA SW3

A CHARMING AND WELL PRESENTED FREEHOLD HOUSE WITH PRIVATE GARDEN, POSITIONED ON A SOUGHT AFTER ADDRESS ON THE BORDER OF CHELSEA AND KNIGHTSBRIDGE.

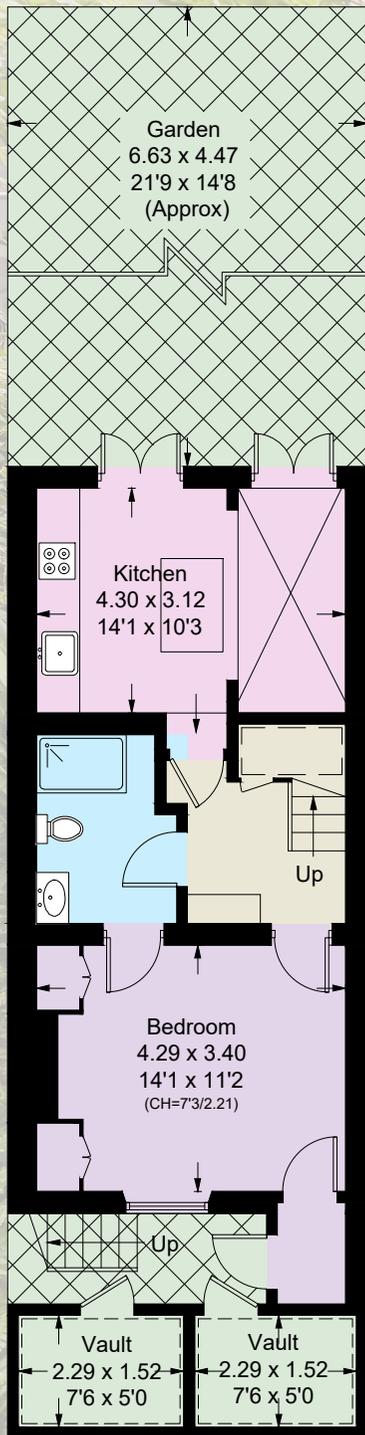




Entered on the raised ground floor, there is an excellent open plan reception room and dining room which is the perfect space in which to relax or entertain. Concertina doors at the rear provide separation to the study or by inserting a sofa bed, this could also be an excellent occasional bedroom. The oak framed stairs throughout provide access to the lower ground floor leading to a modern kitchen with an island unit, which overlooks and leads out onto a pretty garden through two sets of French doors. Towards the front is a double bedroom with built in storage and access to a "jack and jill" bathroom which doubles as a guest cloakroom. From the front there is access to Walton Street via an external staircase. On the first floor, off the light filled stairwell, there is the master bedroom with ample built-in storage serviced by a bathroom.

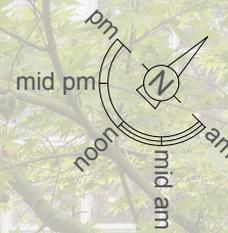
Walton Street runs between Harrods and Brompton Cross and is a highly desirable address, being home to a number of boutique shops, restaurants and coffee shops. In the wider area, there is a wide selection of world class shops, bars and restaurants. South Kensington Underground Station (District, Circle and Piccadilly Lines) is 0.4 miles away, Knightsbridge Underground Station (Piccadilly Line) is 0.6 miles away and Sloane Square Underground Station (District and Circle Lines) is 0.7 miles away.





Key:
CH - Ceiling Height

☐ = Reduced head height below 1.5m

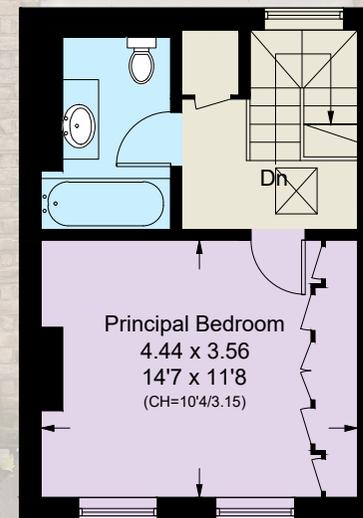
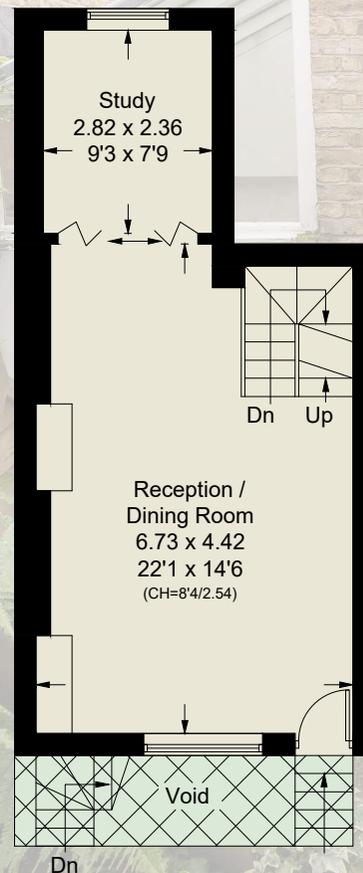


Approximate Area = 1154 sq ft / 107.2 sq m
 Vault = 75 sq ft / 7.0 sq m
 Total = 1229 sq ft / 114.2 sq m
 Including Limited Use Area (85 sq ft / 7.9 sq m)

Price: £2,395,000

Tenure: Freehold

Local Authority: The Royal
 Borough of Kensington & Chelsea



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Maskells

71 WALTON STREET, LONDON, SW3 2HT
 +44 (0)207 581 2216
 www.maskells.com sales@maskells.com