



# Gertrude Street

CHELSEA SW10



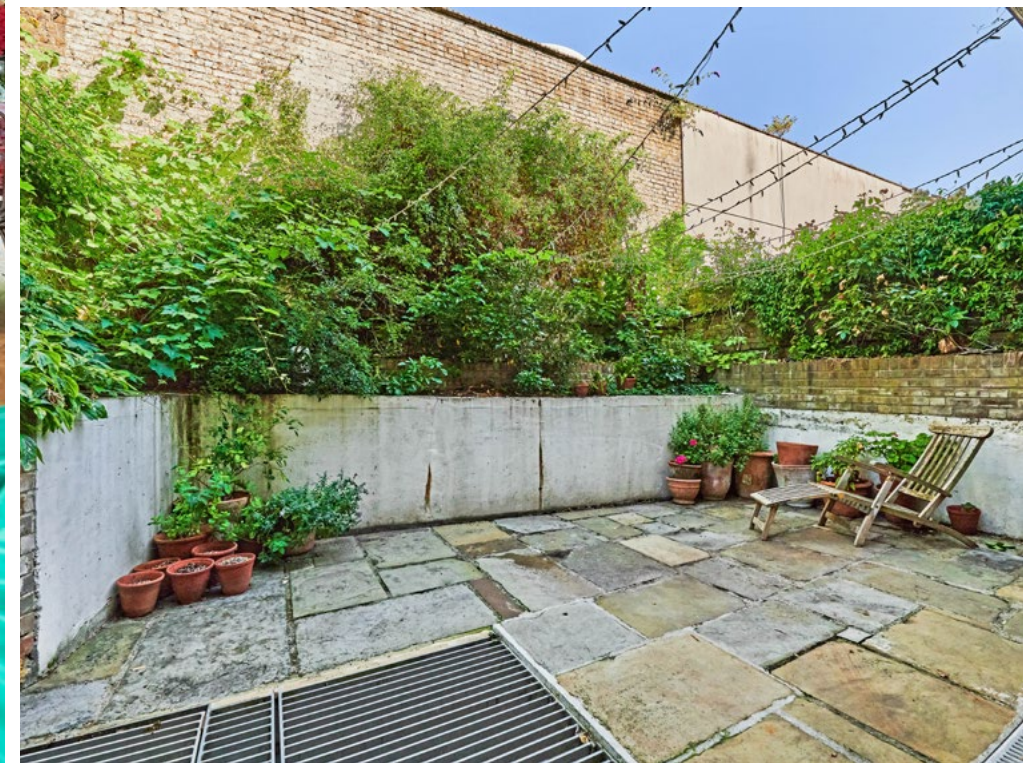






A wonderful low-build family house which is offered to the market after over twenty years of ownership

The house offers fantastic proportions with an abundance of entertaining space, including a raised ground floor double reception room with floor-to-ceiling French doors onto Juliet balconies to the front and rear of the property. In addition to this, over the lower ground floor is a very generous kitchen with the dining room that leads to a wonderful wide garden.



The generous principal bedroom suite is over the entirety of the first floor and has the benefit of a dressing room and en suite bathroom. There are two further bedrooms over the second floor of the house, a separate family bathroom as well as a wonderful roof terrace.

The property also benefits from another floor in the sub-basement which is arranged as a completely self-contained one-bedroom flat.









Location

Gertrude Street is a wonderfully quiet street situated between the King’s Road and Fulham Road in an area known as the Ten Acre Estate. The property sits on the northern terrace and is in close proximity to the excellent shops and restaurants that the King’s Road and the “Beach” area of Fulham Road have to offer.

Accommodation

- Two receptions
- Five bedrooms
- Four bathrooms
- Roof terrace

Terms

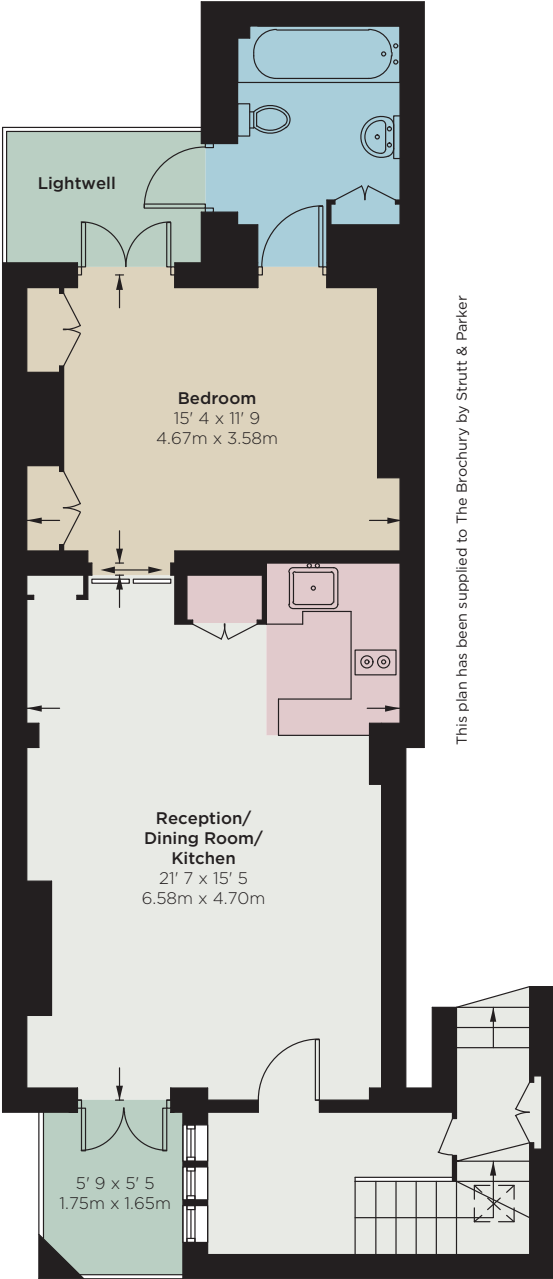
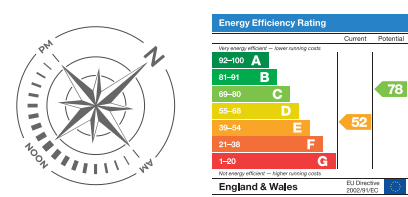
Tenure	Local Authority	EPC
Freehold	The Royal Borough of Kensington & Chelsea	Rating E
Guide Price	Council Tax	
£4,350,000	Band H	



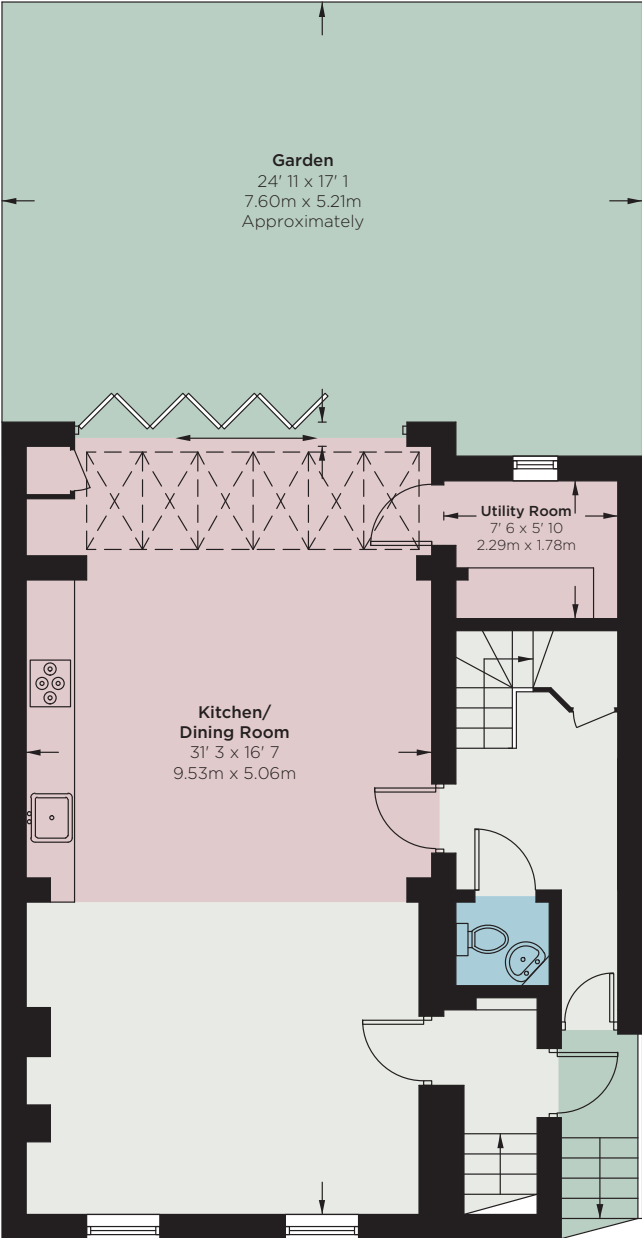
Approximate Gross Internal Area  
2,904 sq ft / 269.8 sq m  
excluding reduced headroom/eaves/void

Reduced Headroom/Eaves  
117 sq ft / 10.9 sq m

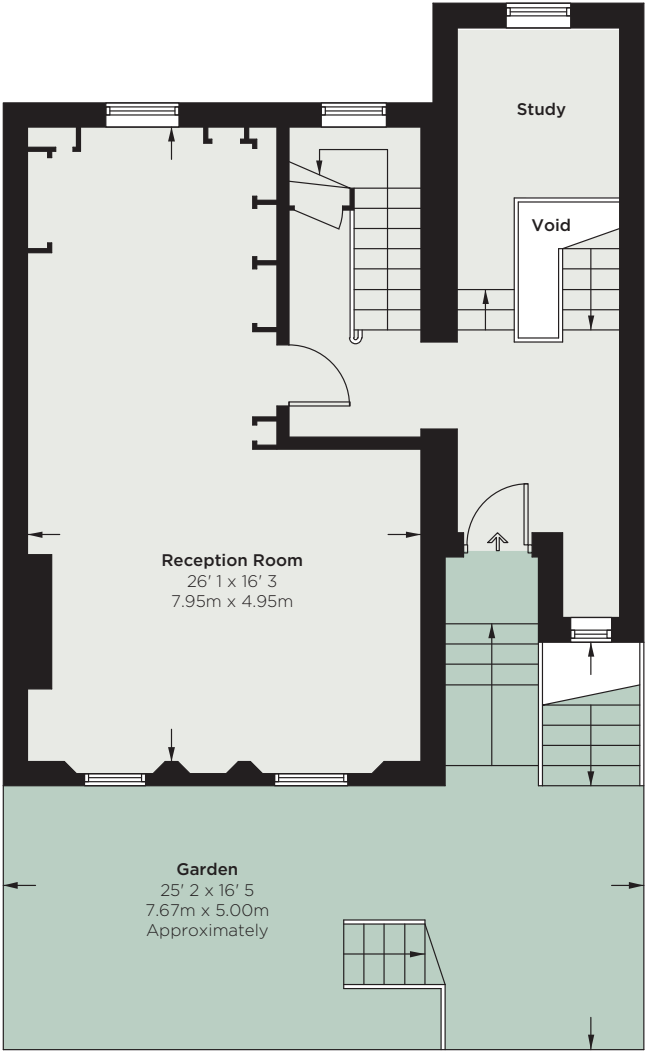
Total  
3,021 sq ft / 280.7 sq m



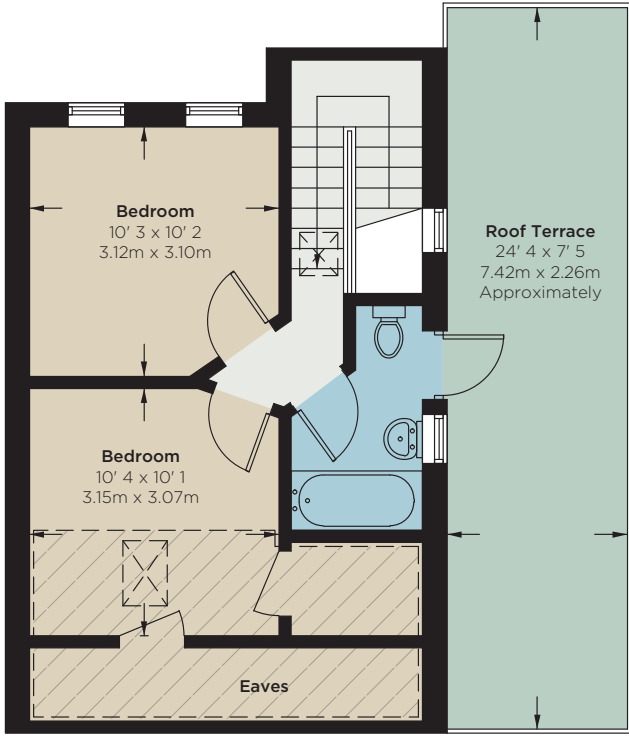
Basement



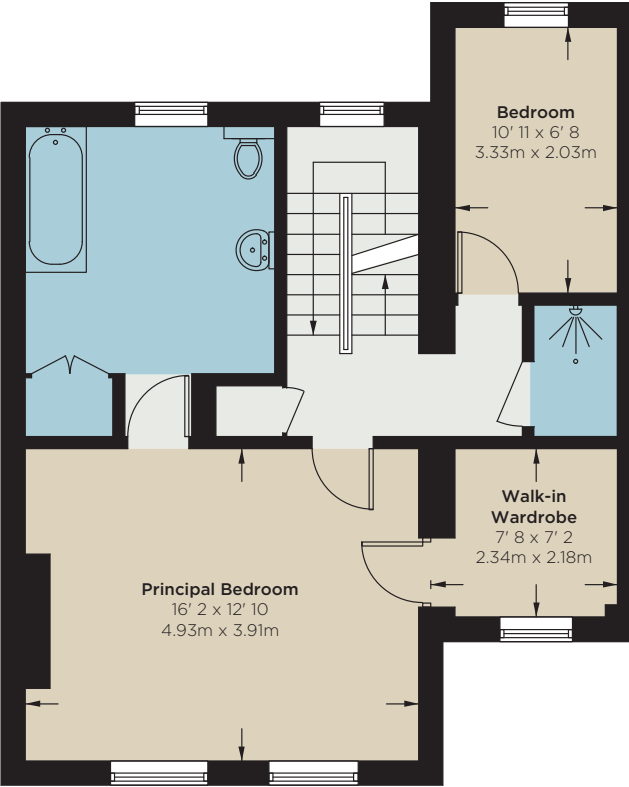
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor



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