



CARLYLE SQUARE

CHELSEA SW3

A SUBLIME, NEWLY REFURBISHED 3,084 SQ FT
GRADE II LISTED HOUSE ON CARLYLE SQUARE
WITH A 60' SOUTH-FACING GARDEN.

This beautiful, end of terrace house with 60' garden, has recently benefited from a total refurbishment, delivered with a stunning balance of style and, quality including matched marble, stone and wooden floors, fine joinery and communal gardens.





Completed in 2025, the house has the rare benefit of a 60' wide, south facing garden, ideal for formal entertaining and day-to-day living, easily accessed from the kitchen/dining/reception room, at the heart of the home on the ground floor. The stunning bespoke kitchen by Smallbone, is crafted in walnut and complemented by exquisite Calacatta Italian marble countertops, splashbacks, and a statement dining table.

The naturally light-filled dining alcove creates a perfect setting for both everyday living and entertaining, while premium Gaggenau appliances and a double Fisher & Paykel dishwasher complete this outstanding space.

A bespoke home office is on the half landing as stairs rise to the first floor, a classic double reception room and truly an impressive space, with high ceilings and wonderful, leafy views into the communal gardens from the balconies. There is a TV/snug to the rear, also with a balcony.

The second floor is entirely given to the principal bedroom and en suite bathroom - there is a dressing room on the half-landing opposite.

Unlike much of Carlyle Square the third/top floor is flat-fronted (not a mansard roof) and therefore has excellent volume and of course even better views into the communal gardens. This is entirely given to the second bedroom with en suite bathroom.

On the landing is an airing cupboard and above is an access with drop-down ladder to a large attic space beneath the butterfly roof. This has a skylight and easy access providing a lot of storage boosting the total square footage to 3,624 sq ft, inclusive.

The lower ground floor has a large, third bedroom suite. There is a further 4th bedroom with en suite shower room and a utility room. Two further vaults are externally accessed via a spacious courtyard.

From the hall, stairs lead down to a boot room which communicates perfectly with the conservatory that also opens into the lower garden, which is part stone/part lawn with raised borders and maturing jasmine.

The conservatory is a truly fabulous room and a perfect sun-trap that provides versatile living space.





- Smallbone bespoke kitchen and joinery throughout, with Calacatta marble
- Gaggenau kitchen appliances
- Double Fisher Paykel dishwasher
- Laundry room with Miele 9kg appliances, wine fridge and freezer
- Air conditioning
- Underfloor heating
- Double glazing
- New bespoke oak staircase
- New wooden floors
- 60ft landscaped walled garden
- Tanked underground vaults for storage and housing top quality plant and machinery



The 60', south-facing garden is a unique feature of this wonderful house. Arranged over two levels, the upper level is paved with raised beds and a beautiful trellis with maturing jasmine, enclosing a beautiful space in which to entertain.

The lower garden is mostly laid to lawn and is accessed from the fabulous conservatory making this an ideal spot for relaxing in the sun, or alfresco dining in the summer months.

The house is accessed via a secure gate with a video entry system, at the entrance to Carlyle Square.





Carlyle Square is renowned as one of the most beautiful private garden squares in Kensington and Chelsea. The award-winning gardens are owned by and can only be accessed by the residents of the square.

It is also worth noting that the square has a security patrol.

Carlyle Square is discreetly located just off the King's Road, ideally situated for a wide choice of amenities nearby, and only accessible from Old Church Street.



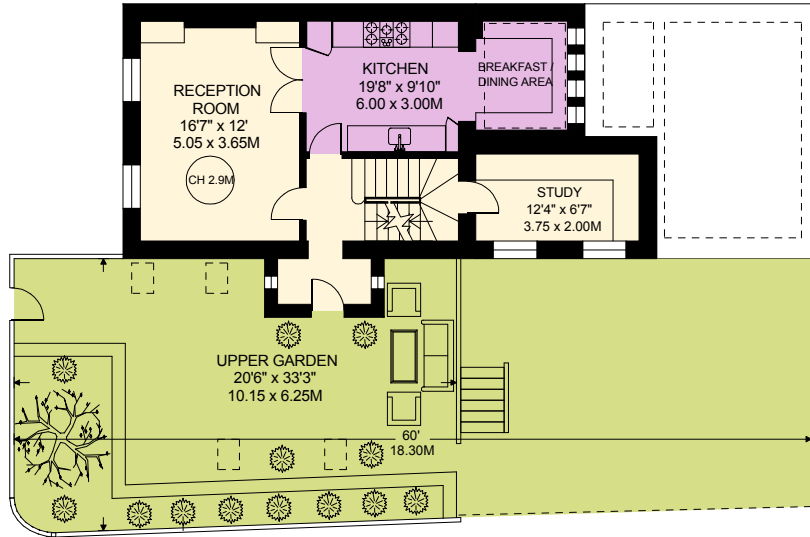
APPROXIMATE INTERNAL FLOOR AREA

3,084 Sq Ft / 286.4 Sq M Plus 540 Sq Ft / 50.2 Sq M

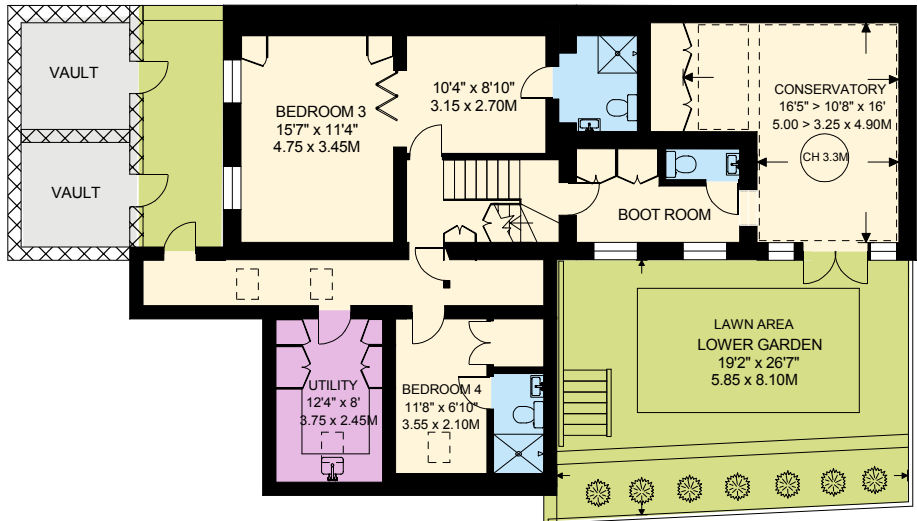
TOTAL AREA SHOWN ON PLAN

3,624 Sq Ft / 366.6 Sq M

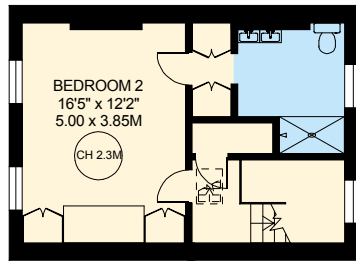
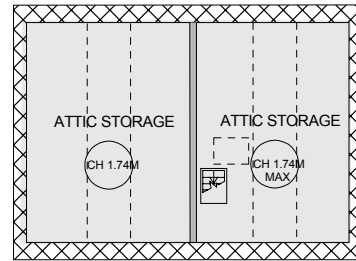
Illustration For Identification Only. Not to Scale.



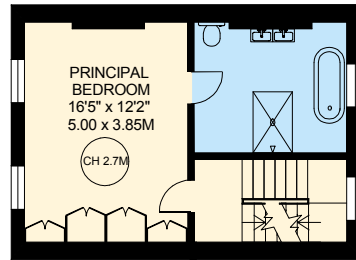
GROUND FLOOR 602 Sq Ft



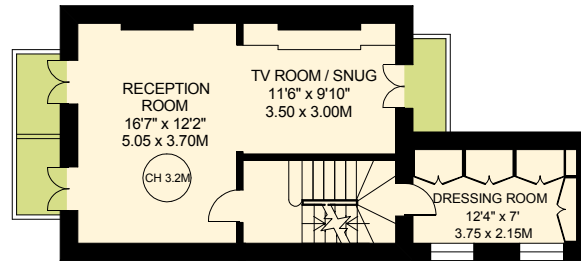
LOWER GROUND FLOOR 1,185 Sq Ft



THIRD FLOOR 402 Sq Ft



SECOND FLOOR 402 Sq Ft



FIRST FLOOR 493 Sq Ft

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Tenure: Freehold

Council Tax: TBC

EPC Rating: D

Local Authority: The Royal Borough of Kensington and Chelsea

Parking: Residence permit

Broadband: Available

Asking Price: £7,500,000

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