



Elystan Place

CHELSEA SW3



An unusually wide freehold house in this prime Chelsea location with a 22' frontage

This super house is presented in immaculate condition and offers excellent reception space, five/six bedrooms and two terraces.

This deceptive property extends to some 3,003 sq ft, providing imaginatively organised and stylish space, by clever use of glass and differing levels to maximise the light and volume within. The contemporary interior is very well-arranged to make for easy and flexible family living, benefitting also from excellent connectivity and flow from one floor to the next.

Of particular note is the outside space which includes a south-facing 22'3 x 11'7 paved terrace, accessed from the drawing room and study. Added to which, the principal bedroom suite occupies the whole of the second floor with a pretty balcony and access to its own south-facing decked terrace.



Location

Elystan Place is in the heart of Chelsea, close to all the fabulous amenities of the highly regarded Chelsea Green, which has just been redeveloped to maximise the prettiness of the Green, and now a destination address for its villagey atmosphere.

Accommodation

- 24'11 x 19'1 Drawing room
- 20'4 x 14'9 Dining room
- 26'5 x 14'5 Kitchen/ breakfast room
- Study
- Principal bedroom with en suite dressing area, shower room and balcony
- Four further bedrooms
- Two further bathrooms
- Nanny bedroom and shower room
- Utility room
- Cloakroom
- Walk-in store
- 22'3 x 11'7 Paved south-facing terrace
- 9'10 x 9'3 Decked south-facing terrace
- Open atrium
- Accessible flat roof

Terms

Guide Price:
Offers in excess of £4,950,000

Tenure:
Freehold

Local Authority:
The Royal Borough of Kensington & Chelsea

Council Tax:
Band H

EPC:
Rating C



Energy Efficiency Rating		
Current	Potential	
92-100	A	72
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	82
England & Wales		

APPROXIMATE AREA
 3,003 sq ft / 279 sq m
 including limited use area
 73 sq ft / 6.8 sq m



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