



Flood Street

CHELSEA SW3

An excellent five-bedroom modern townhouse located south of the Kings Road, with garden, integral garage and off-street parking for one car





This well-organised freehold property is well-presented and extends to some 3,103 sq ft. The generous reception space and bedroom accommodation offers a flexible layout ideal for family living, with an especially super open-plan 40' lower ground floor, loosely divided into kitchen, dining and sitting room.

- Entrance hall
- 19'8 x 16'7 Drawing room
- 40' x 16'8 Kitchen/breakfast/dining/sitting room
- Principal bedroom with en-suite bathroom and dressing room/office/bedroom 5
- Bedroom 2 with en-suite bathroom
- Bedroom 3 with en-suite shower room
- Bedroom 4 with en-suite shower room and store room
- Cloakroom
- Laundry
- Garden
- Garage
- Off-street parking for one car
- Separate street entrance at lower ground floor



Location

Flood Street runs south of the Kings Road towards the River Thames and Battersea Park. It is ideally placed for all the wide variety of boutiques and shops, restaurants and transport facilities Chelsea has to offer. Sloane Square is the nearest underground station, operating the Circle and District lines.



Key Features

- Ground floor with engineered oak flooring throughout
- Drawing room with French doors opening onto ornamental balcony, handsome marble mantelpiece with tap for gas
- Underfloor heating throughout lower ground floor and all bathrooms
- Conservatory extension on lower ground floor
- Garden laid to York stone with built-up flower beds, lights and tap for water
- No half landings
- Excellent laundry room with butler's sink, Miele washing machine, Miele dryer
- Independent gas central heating and hot water
- Two boilers
- Excellent storage on each floor



**Approximate
Gross Internal Area**

3,103 sq ft

288.27 sq m

including under
1.5m area



Hatched Area: Under 1.5m
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Tenure
Freehold

Local Authority
The Royal Borough of Kensington & Chelsea

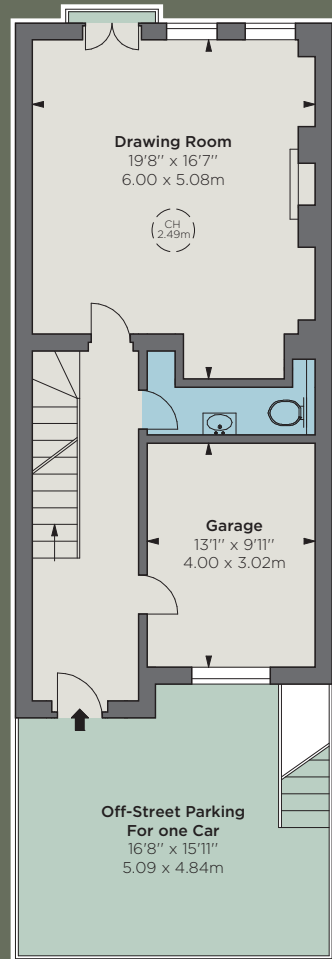
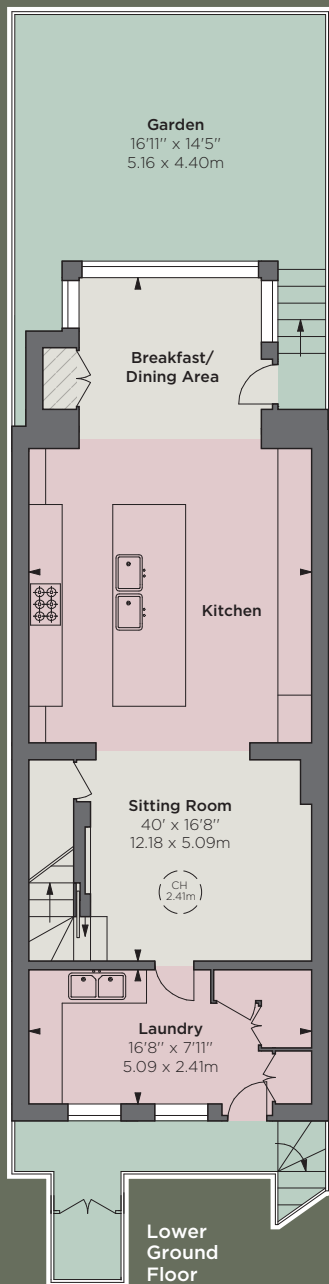
Council Tax
Band H

Parking
Own garage and off-street parking for one car

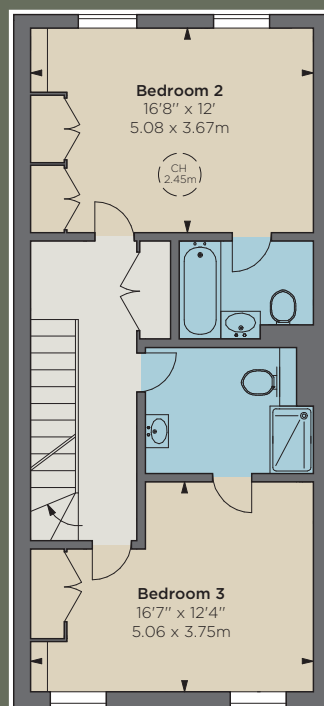
Broadband
Installed

EPC
Rating C

Guide Price
£5,850,000,
subject to contract,
to include all fitted
carpets, blinds,
kitchen and utility
equipment



**Ground
Floor**

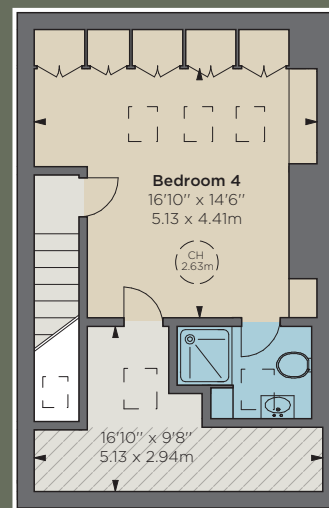


Second Floor



First Floor

Third Floor



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