

Ifield Road,  
Chelsea



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## A charming five-bedroom house situated on a quiet one-way terrace.

Situated on the edge of the Boltons Conservation Area, this attractive family home offers generous proportions and wonderful volumes throughout. Comprising over 2,200 sqft, the house is laid out over just four floors. Entering the property on the raised ground floor, the hallway leads to a bright and spacious double reception/sitting room with 3m high ceilings, beautiful cornicing, working gas fire place and double aspect allowing an abundance of light into the room. A separate utility room completes this floor.

Situated on the lower ground floor is a large open-plan kitchen with a central island, as well as a dining area, plenty of storage and separate access point to the front of the house. Towards the rear of this floor is a guest WC and family room with doors leading out onto the private patio garden.

The first floor comprises a beautiful principal bedroom with over 3m ceiling height and built-in wardrobes. There is a second bedroom and a family bathroom situated on the half landing. The top floor features three-bedrooms which have recently been refurbished and a second family bathroom.

The house is decorated in a comfortable, classic style and offers a superb opportunity to purchase a family home. There is potential to extend the house and create a further floor by creating a mansard roof, subject to the necessary planning requirements.



### Location

Ifield Road is a quiet one-way street lined with Victorian terraces. The Fulham Road is a few minutes away, while Fulham Broadway is also close. Beyond lies the King's Road, offering a range of excellent restaurants and shops. Finally, the property is on the edge of the beautiful Boltons Conservation Area, with its historic streets and garden squares.

Postcode region: SW10

### General

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: D

Parking: Residential permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

2,239 sq ft (208.1 sq m)

Five bedrooms

Two bathrooms

Double reception room

Garden

Freehold

Guide price £2,550,000



## Ifield Road, SW10

APPROX. GROSS INTERNAL AREA \*  
2204 Sq Ft - 204.76 Sq M  
(Including 3.3 Sqm of Under 1.5m Area &  
Excluding External Vault)

APPROX. EXTERNAL VAULT AREA \*  
35 Sq Ft - 3.34 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
2239 Sq Ft - 208.1 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

## Strutt & Parker Chelsea

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