



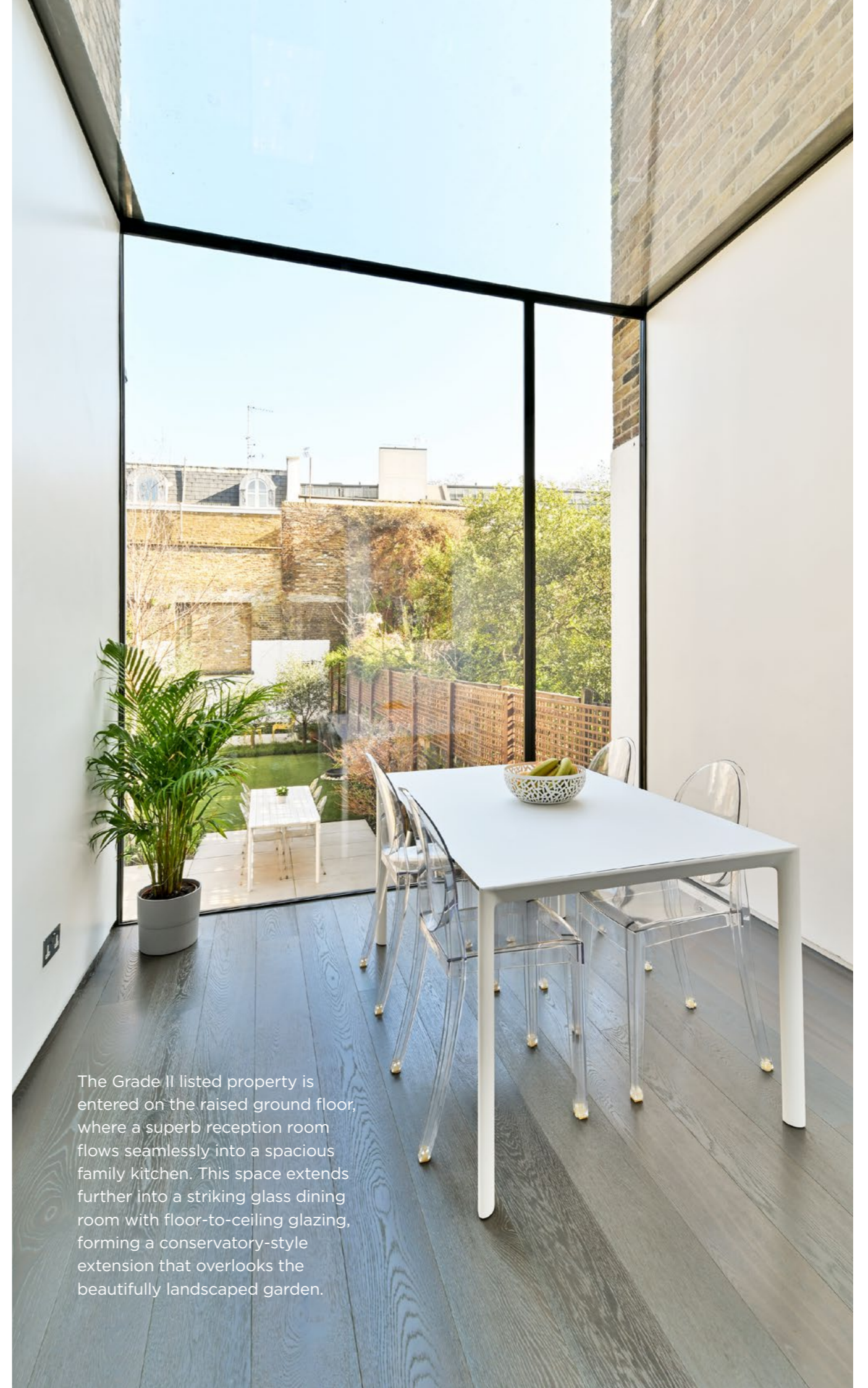
PAULTONS SQUARE

CHELSEA SW3

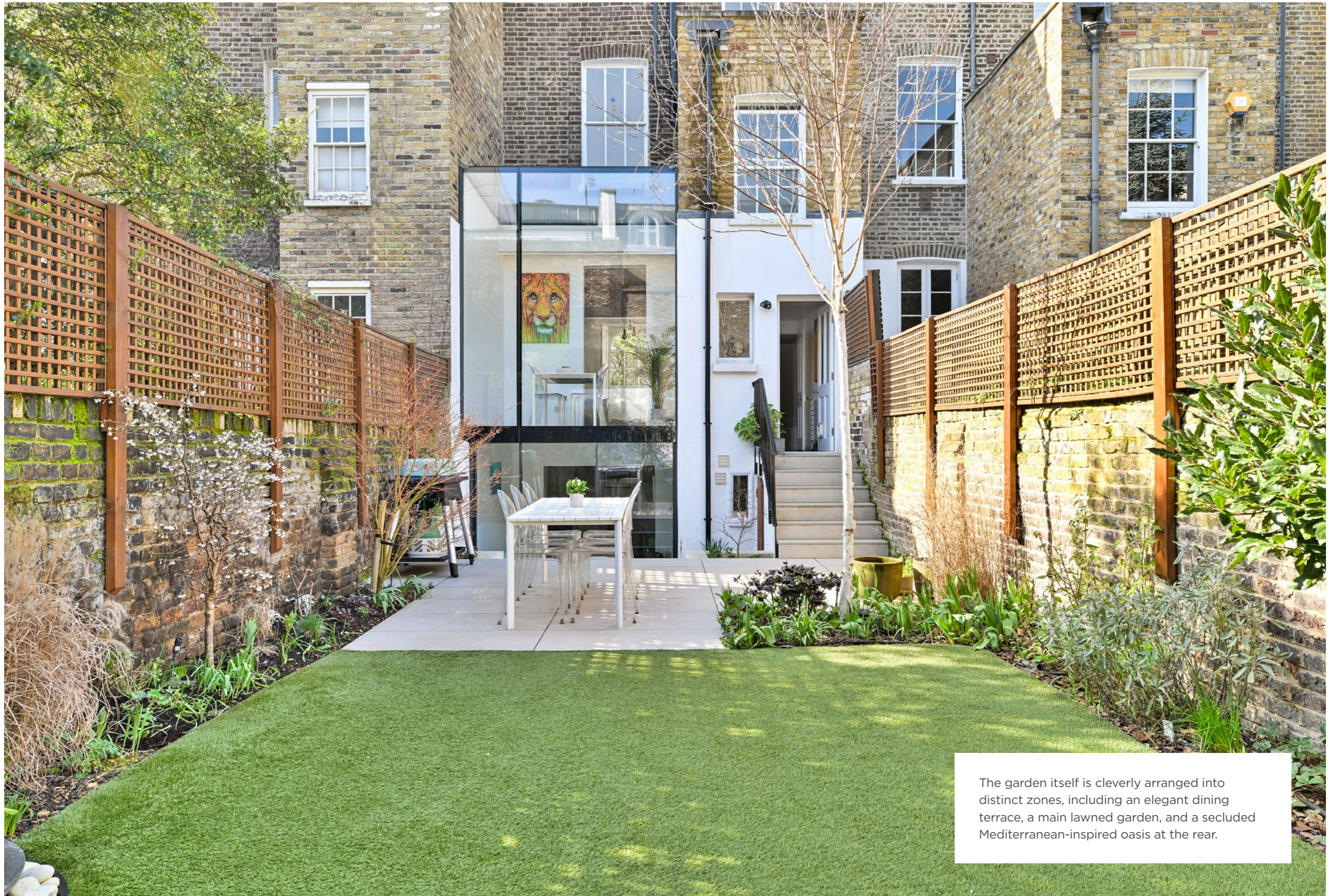
A wonderfully bright and beautiful family house situated on one of Chelsea's finest garden squares



The house has been renovated and thoughtfully extended by the current owners, creating exceptional living space filled with natural light. It also offers stunning double-aspect views over its own garden and the private garden square to which residents have access.



The Grade II listed property is entered on the raised ground floor, where a superb reception room flows seamlessly into a spacious family kitchen. This space extends further into a striking glass dining room with floor-to-ceiling glazing, forming a conservatory-style extension that overlooks the beautifully landscaped garden.



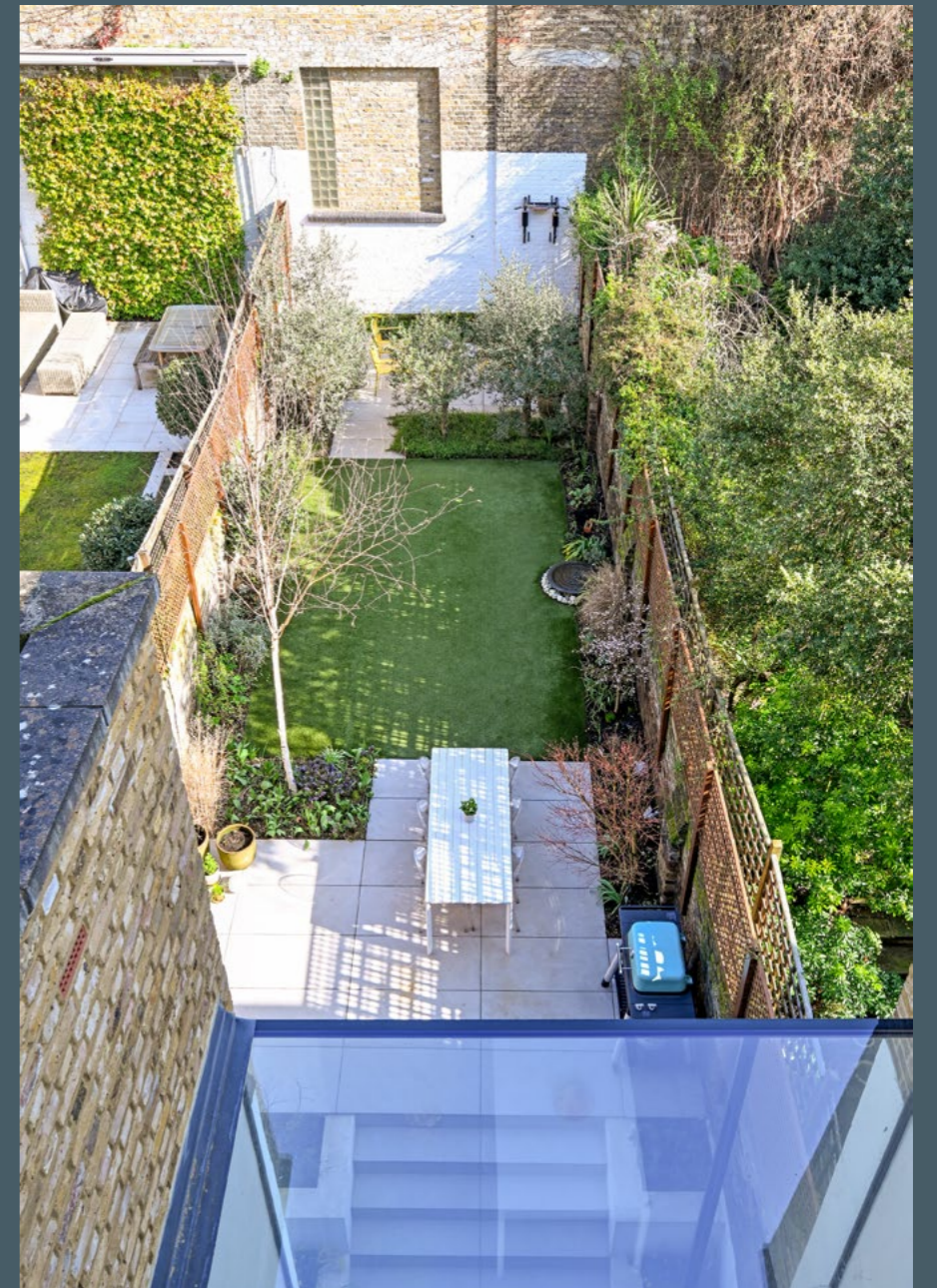
The garden itself is cleverly arranged into distinct zones, including an elegant dining terrace, a main lawned garden, and a secluded Mediterranean-inspired oasis at the rear.





The principal bedroom with a dressing room occupies the entire first floor and enjoys wonderful double-aspect views. It retains a wealth of period features including two large sash windows, impressive ceiling heights, beautiful cornicing and a fireplace.

The second floor provides two well-proportioned double bedrooms served by a separate bathroom located on the half-landing.



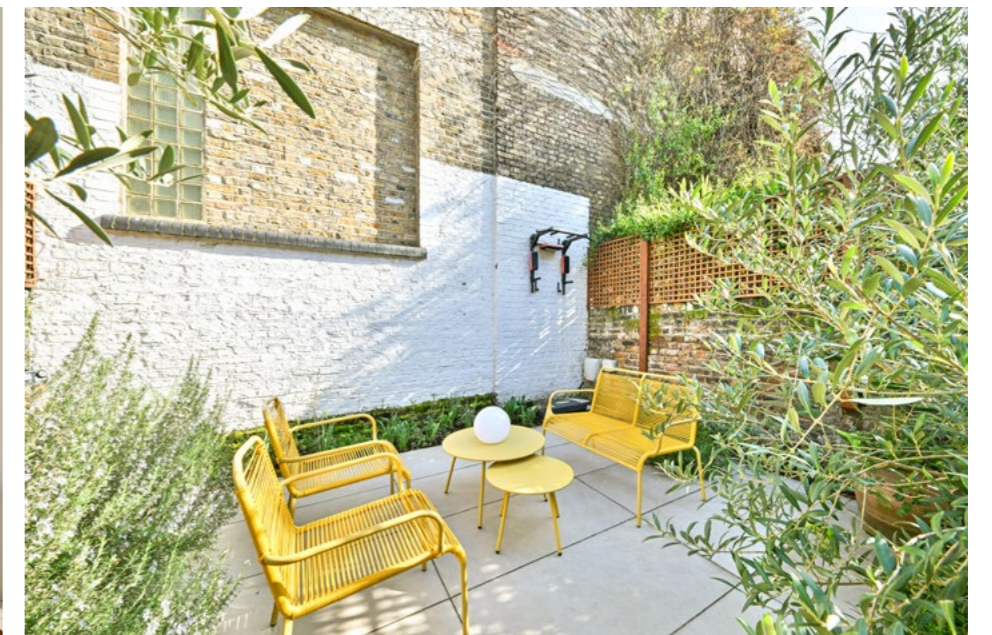
- One/two reception rooms
- Family kitchen
- Dining room
- Four/five bedrooms
- Three bathrooms
- Garden
- Access to communal garden square
- Utility room
- Storage





On the lower ground floor there is a generous family room and an additional large bedroom with an en suite bathroom, both benefiting from lovely views and direct access to the garden. This level also includes a utility room, cloakroom and excellent storage.

Tenure Freehold
Local Authority Kensington & Chelsea
Council Tax Band H
Parking Residents' permit
Broadband Installed at the property
EPC Rating C
Guide Price £4,950,000





Paultons Square is a Georgian terraced garden square built in 1836-1840 on the site of a former garden market, previously owned by Sir Thomas More and Sir John Dawes. Situated just off the Kings Road and with the River Thames to the south, this is one of the most sought after addresses in the Royal Borough of Kensington & Chelsea.



Approximate Gross Internal Area
2,267 sq ft / 210.60 sq m
excluding garden storage

Approximate Garden Storage Area
24 sq ft
2.23 sq m

Total Approximate Gross Internal Area
2,291 sq ft
212.83 sq m

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. © Alex Winship Photography Ltd.





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