



# Rawlings Street

Chelsea, SW3

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



Approximate Floor Area = 161.6 sq m / 1739 sq ft (Excluding Vault)



**An attractive four bedroom part-stucco fronted freehold house offering bright living accommodation leading onto a 15 ft patio garden.**

This period house has potential to be extended in the form of a new mansard roof extension, subject to planning permission, which gives an incoming purchaser an opportunity to create a four/five bedroom house to their own specification.

Rawlings Street is a popular road running between Cadogan Street and Milner Street, equidistant between Sloane Square (0.4ml), South Kensington (0.6ml) and Knightsbridge (0.8ml).



## Floorplans

**Main House internal area 1,739 sq ft (161.6 sq m)**  
For identification purposes only.

## General

**Tenure:** Freehold

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax:** Band H

**EPC Rating:** Band E

**Parking:** Residents permit parking

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

**Conservation Area:** Yes

**Asking Price:** £2,500,000



## Chelsea

43 Cadogan Street, London, SW3 2 PR

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102554

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