



# ROYAL AVENUE

—  
LONDON SW3



A FANTASTIC SIX-BEDROOM GRADE II LISTED  
STUCCO-FRONTED FAMILY HOUSE SITUATED  
ON THE MID-TERRACE OF THIS PRIME  
HISTORIC AVENUE, SET BETWEEN THE KING'S  
ROAD AND BURTON COURT.







This bright house offers generous volume throughout and combines period elegance with contemporary design, ideal for modern day flexible family living. The first floor features a classic drawing room with high ceilings and attractive views over Royal Avenue.









Royal Avenue was designed by Sir Christopher Wren in 1682, on behalf of William III, to be part of a bold project to connect The Royal Hospital to Kensington Palace. Today Royal Avenue is one of Chelsea's most prestigious addresses with beautiful early Victorian houses located adjacent to the open grounds, tennis courts and dog walking facilities of Burton Court (access by separate arrangement). Royal Avenue is situated off the Kings Road within 0.4 mile of Sloane Square and close to many local restaurants, schools, transport and shopping facilities.

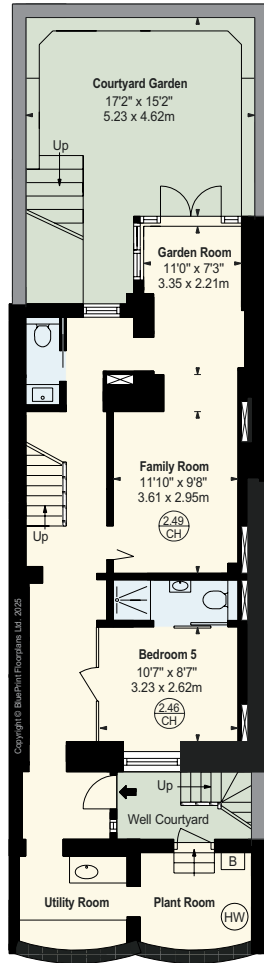




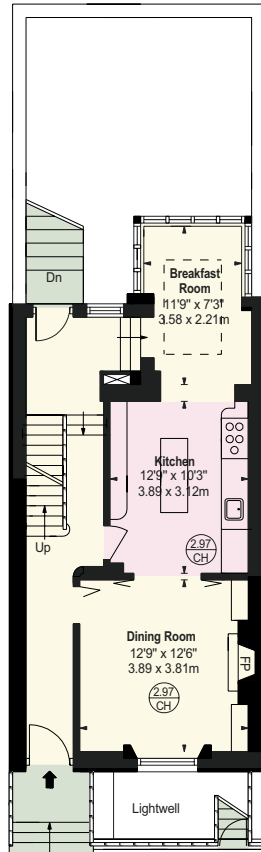
APPROX. GROSS INTERNAL AREA \*

2,782 SQ FT - 258.46 SQ M

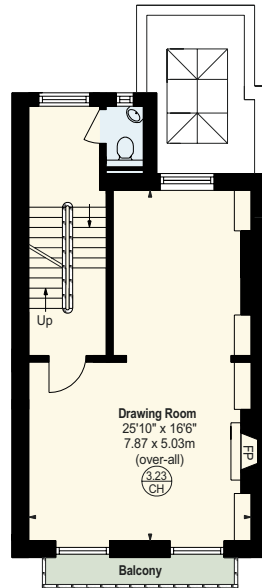
(including any Services Areas that may be concealed)



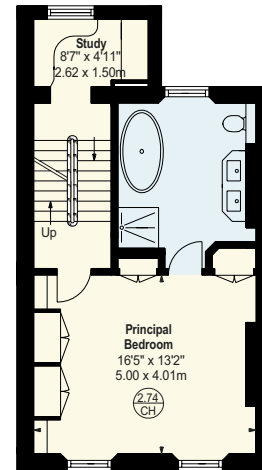
LOWER GROUND FLOOR



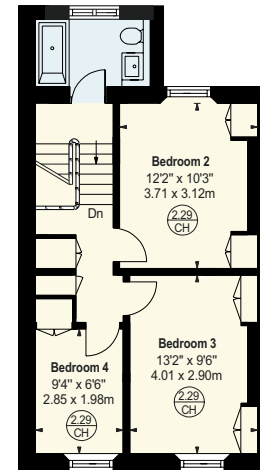
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**Tenure:** Freehold

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

**Council Tax:** Band H

**EPC rating:** Band C

**Broadband:** Available

**Conservation Area:** Yes

**Parking:** Residents permit parking

**Asking price:** £6,250,000

SOLE AGENTS



**Chelsea Office**

43 Cadogan Street, London SW3 2PR

**+44 (0)20 7225 3866**

chelsea@struttandparker.com

**IMPORTANT NOTICE**

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2025. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Illustration For Identification Purposes Only. Not to Scale  
\* As Defined by RICS - Code of Measuring Practice