

# SMITH TERRACE

CHELSEA SW3





A newly built house presented to a high standard, on a super-prime, quiet address close to Sloane Square

## SMITH TERRACE

The house is approximately 2,422 sq ft arranged over four floors and has beautiful interiors, carefully curated to provide peaceful and efficient spaces ideal for both formal entertaining and day-to-day living.

The ground floor has a bespoke kitchen with fine joinery, that is open-plan with a dining room and a few steps lead down into a 24ft reception room with a central fireplace. Stairs rise to a home office/bedroom five with full-height double doors onto a wonderful, south-facing terrace, ideal for alfresco dining. This is full-width, decked with Millboard, and benefits from sunshine throughout the day.







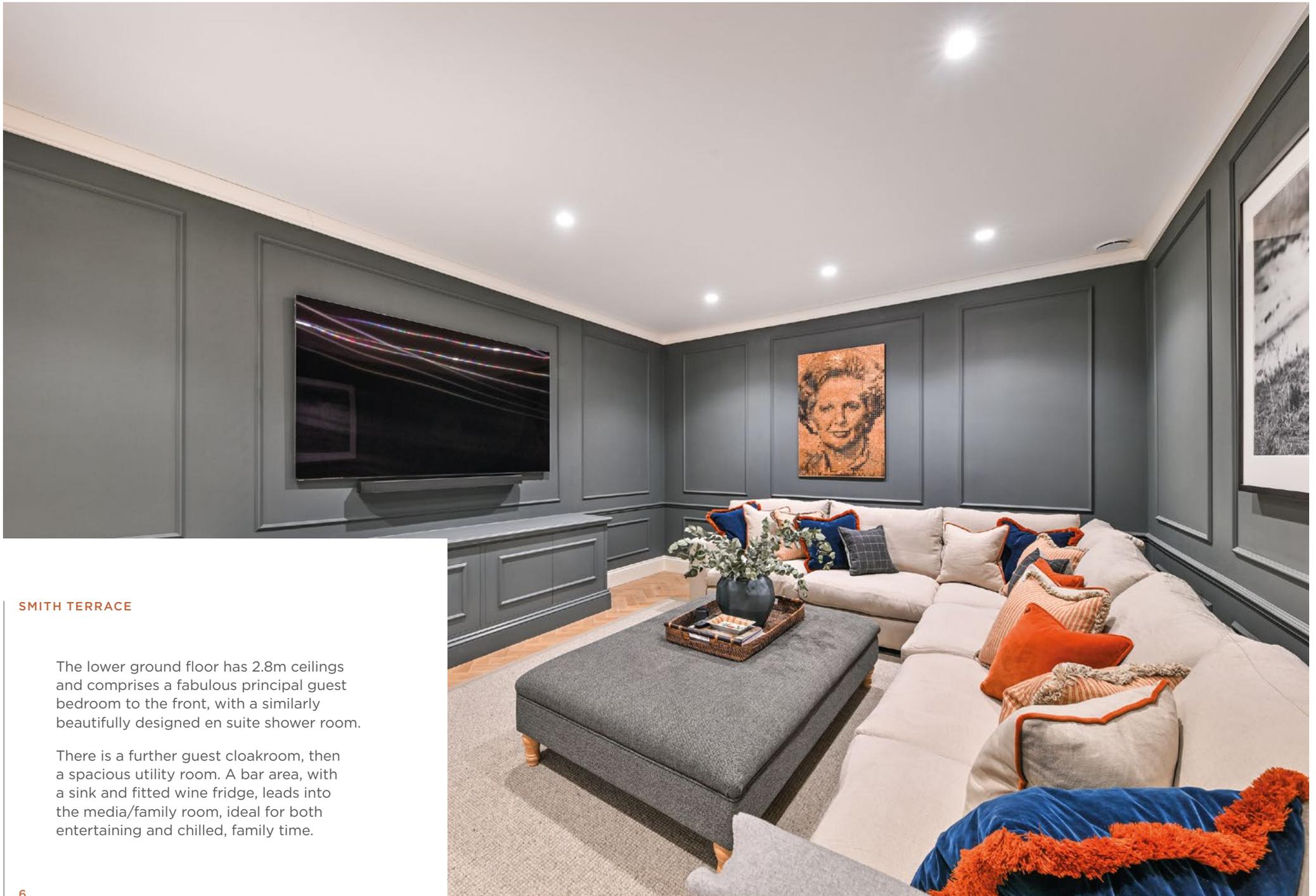


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There is a guest cloakroom on the landing, beyond which is the principal bedroom with a spectacular en suite bathroom with bookmatched marble and elegant fittings.

Stairs continue past the fourth en suite double bedroom, to bedroom three, also with a large en suite shower room with bookmatched marble.

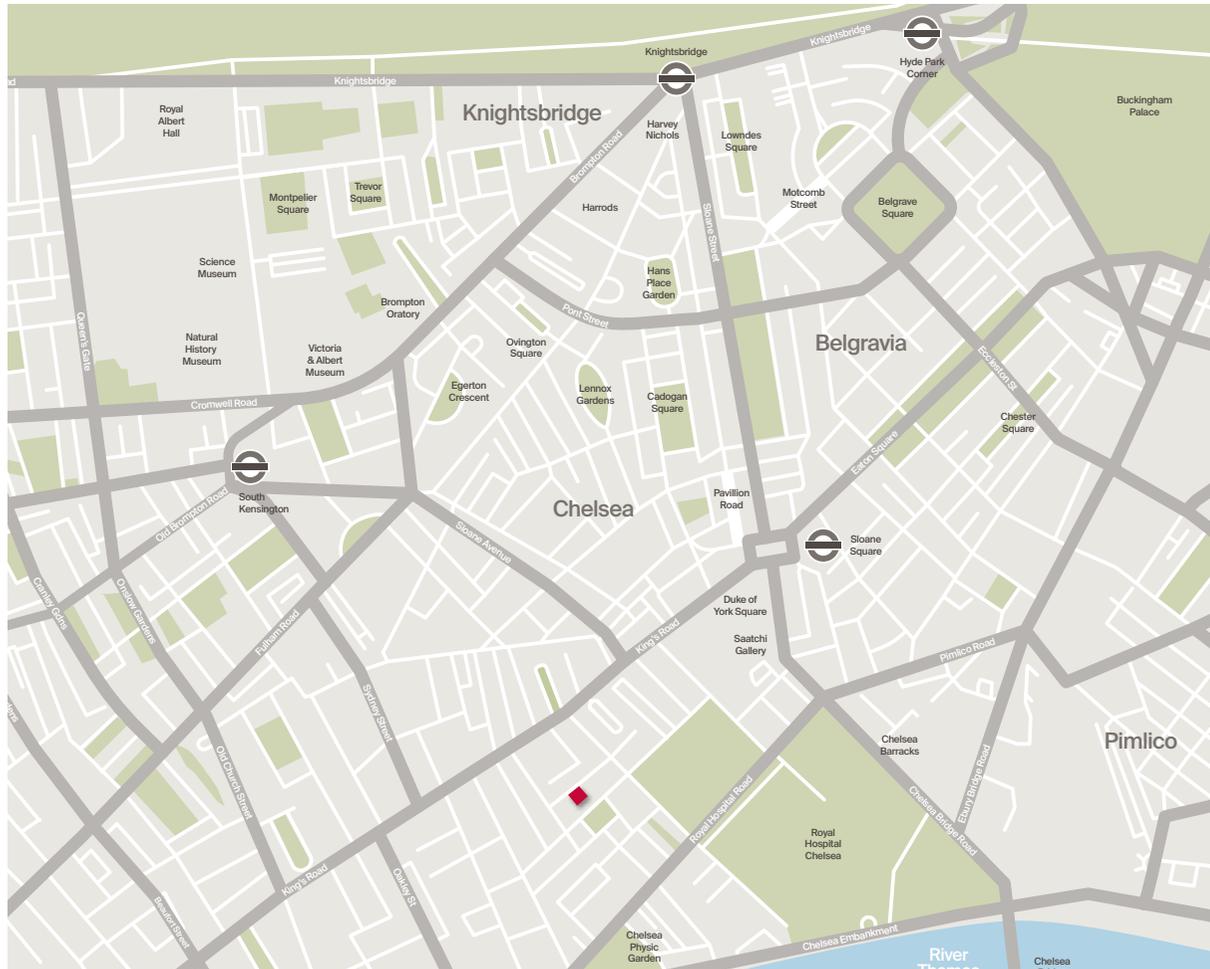




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The lower ground floor has 2.8m ceilings and comprises a fabulous principal guest bedroom to the front, with a similarly beautifully designed en suite shower room.

There is a further guest cloakroom, then a spacious utility room. A bar area, with a sink and fitted wine fridge, leads into the media/family room, ideal for both entertaining and chilled, family time.



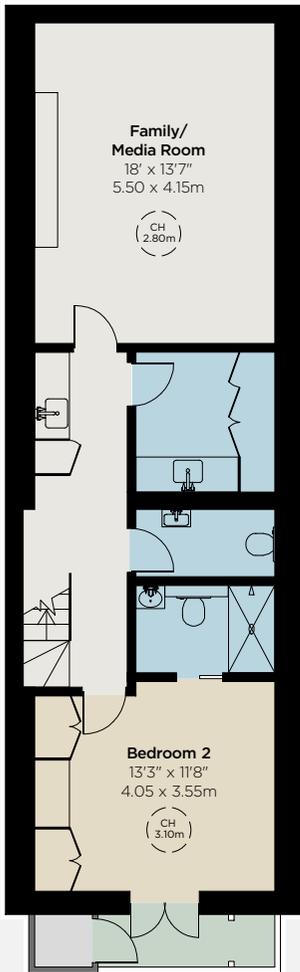
## Location

Smith Terrace is a highly desirable street made up of brightly coloured houses in a very quiet position south of the Kings Road, between Smith Street and Radnor Walk, south of the King's Road and within a short distance of Sloane Square.

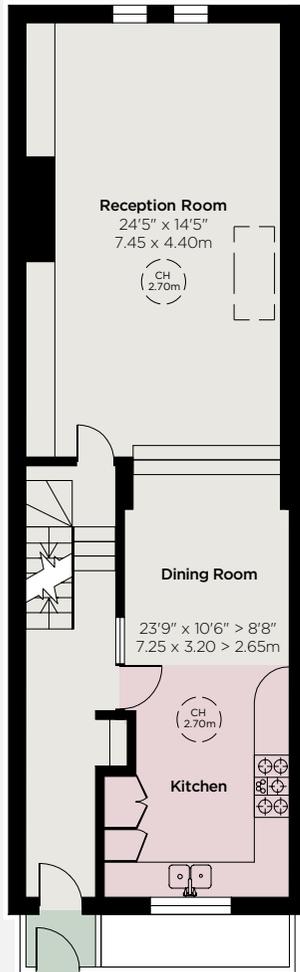
The Kings Road has recently benefited from a huge level of investment by the Royal Borough of Kensington & Chelsea and local commercial freeholders to significantly enhance the local amenity.

There are many boutiques, Duke of York Square and Pavilion Road, a new Waitrose, and a Wholefoods is soon to open.

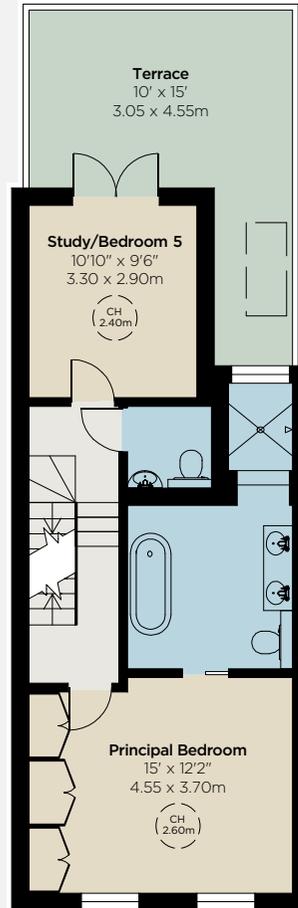
The nearby grounds of Burton Court also provide a large private members outside space with tennis courts, cricket pitch and dog-walking facilities by separate negotiation.



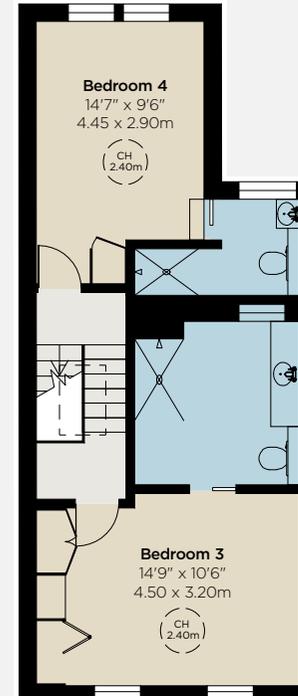
Lower Ground Floor



Ground Floor



First Floor



Second Floor



**Approximate Internal Floor Area**  
2,422 sq ft / 225.0 sq m

**Plus Eaves Storage**  
10 sq ft / 0.9 sq m

CH: Ceiling height

This plan is not to scale (unless specified), and is for guidance only, and must not be relied upon as a statement of fact. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

This plan was supplied to The Brochure by Strutt & Parker

**Tenure**

Freehold

**Local Authority**

Kensington & Chelsea

**Council Tax**

Band H

**Parking**

Residents' parking permit

**Broadband**

Installed at the property

**EPC**

Rating C

**Guide Price**

£6,750,000

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