



ST LEONARD'S TERRACE

CHELSEA SW3



Rare to the market, one of only five Grade II listed freehold houses set back behind a gravel drive in St Leonard's Terrace with the benefit of off-street parking for one car.

St Leonard's Terrace is one of the most coveted addresses in prime central London, in one of the oldest parts of Chelsea, with Sir Christopher Wren's famous Royal Hospital forming the centrepiece of the area.

This enchanting house, now in need of refurbishment, has fabulous far-reaching views over the beautiful grounds, cricket pitch and tennis courts of Burton Court, to which an incoming purchaser can have access for a fee, by separate arrangement with The Royal Hospital.

The house currently offers a very loosely separated lower ground floor with its own street entrance. The current owner has obtained planning permission for a very special new scheme, the plans of which can be obtained on request.

Accommodation

- Entrance hall
 - First floor drawing room
 - Dining room
 - Study
 - Kitchen/breakfast room
 - Principal bedroom with bathroom en suite
 - Bedroom 2
 - Bedroom 3
 - Bathroom 2
- Shower room
 - Ground floor terrace

Lower ground floor comprising:

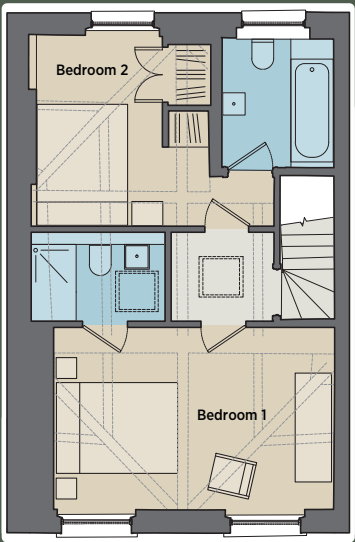
 - Sitting room/bedroom 5
 - Bedroom 4
 - Bathroom
 - Patio
 - Storage vaults

Terms

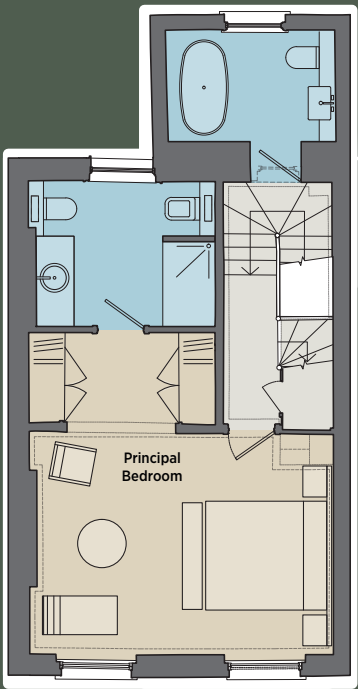
Tenure: Freehold
Asking Price: £9,250,000
Local Authority: The Royal Borough of Kensington & Chelsea
Council Tax: Band H, £2,728.94 for 22-23
EPC: Rating D
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



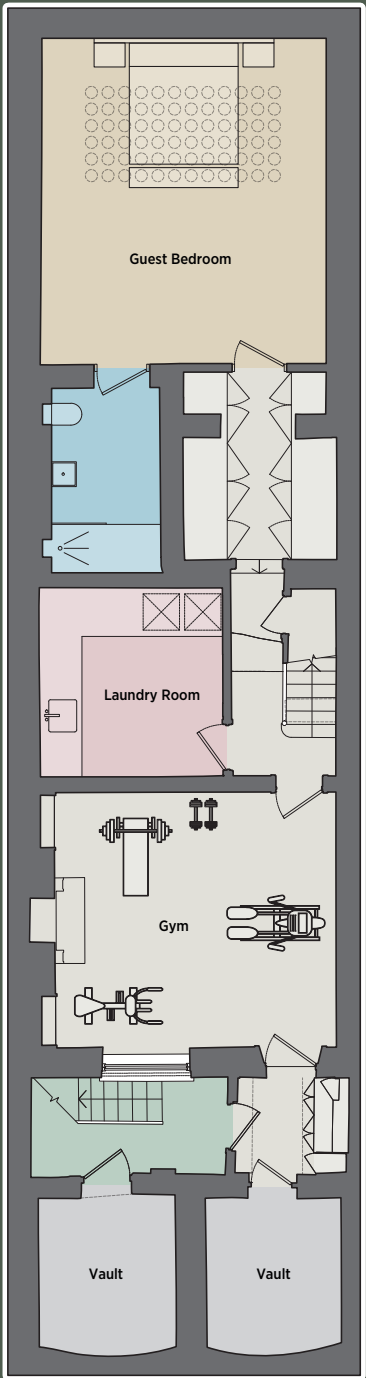
Proposed layout



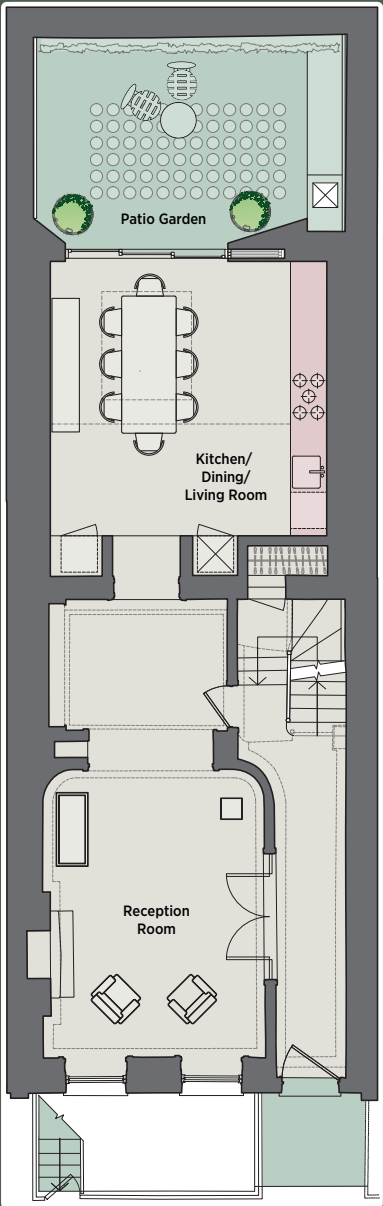
Third Floor



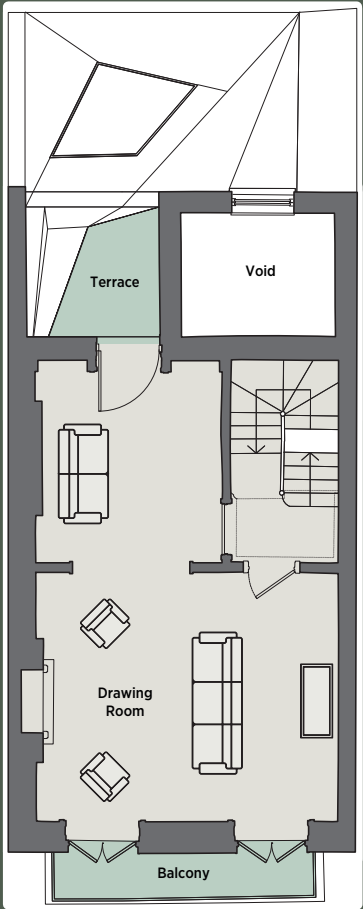
Second Floor



Lower Ground Floor



Ground Floor



First Floor

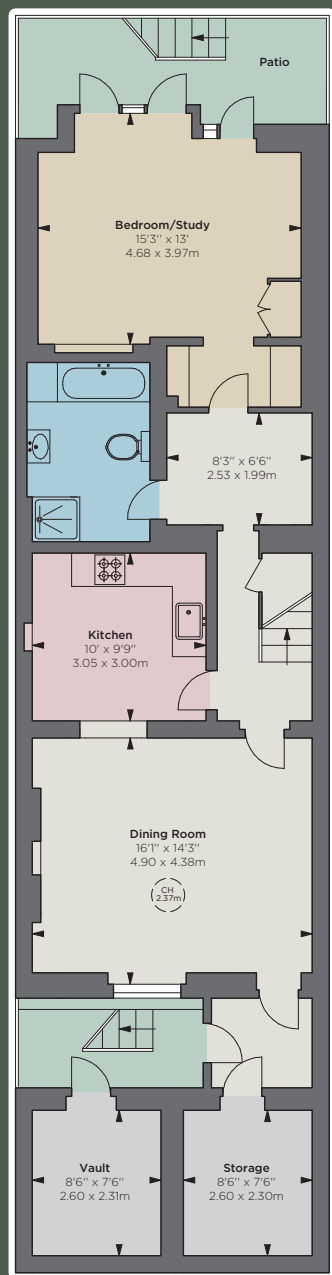
Existing layout



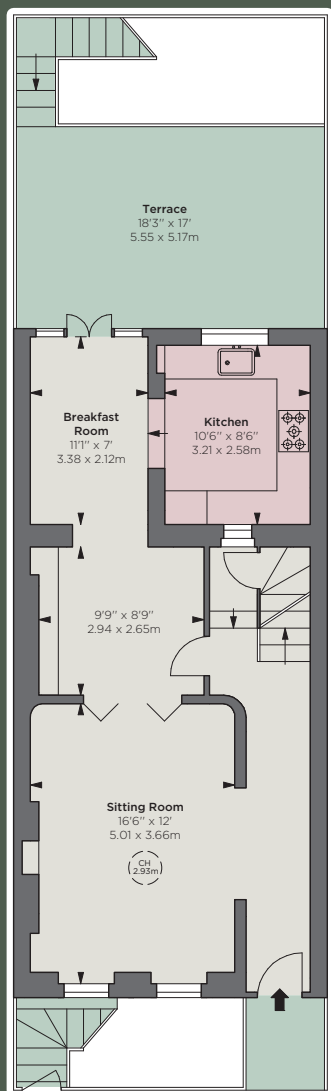
Approximate Gross Internal Area
2,944 sq ft / 273.50 sq m

Vault Area
67 sq ft / 6.22 sq m

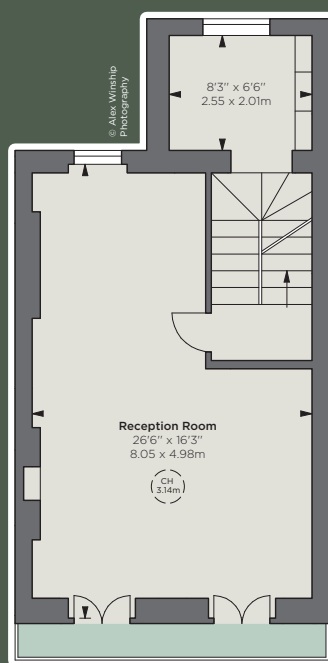
Total Area
3,011 sq ft / 279.72 sq m



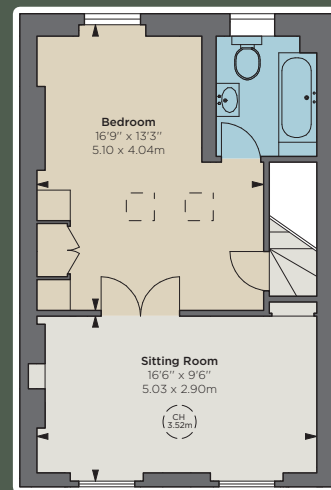
Lower Ground Floor



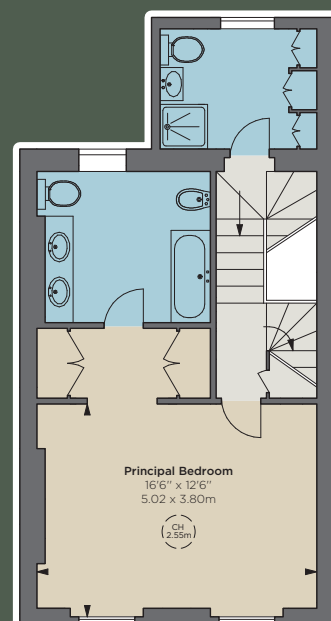
Ground Floor



First Floor



Third Floor



Second Floor

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