



Woodfall Street
CHELSEA SW3

An enchanting two double bedroom Freehold house with roof terrace, set back from the street, in the heart of Chelsea.

This delightful non basement house is arranged over three floors only and extends to approximately 1,327 square feet. The property benefits from a ground floor measuring 52'6 in length, comprising drawing room and kitchen/breakfast room, a first floor principal bedroom and bathroom, a second floor guest bedroom and shower room, and an excellent 23' x 14'2 south facing roof terrace, secluded and peaceful, with pretty views overlooking the gardens of the houses on St Leonard's Terrace.

Woodfall Street is a quiet cul-de-sac, made up of gaily coloured cottages, located to the south of the King's Road with its wide variety of boutiques, shops, café's and restaurants.

The street is in one of the oldest parts of Chelsea, with Sir Christopher Wren's famous Royal Hospital forming the centrepiece of the area. The house is close to the beautiful grounds and tennis courts of Burton Court, to which an incoming purchaser is eligible for access for a fee, by separate arrangement with The Royal Hospital. Furthermore, the large open spaces of Battersea Park are a short distance away.

The nearest underground station is Sloane Square.



Guide Price: £2,500,000

Tenure: Freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

EPC: D

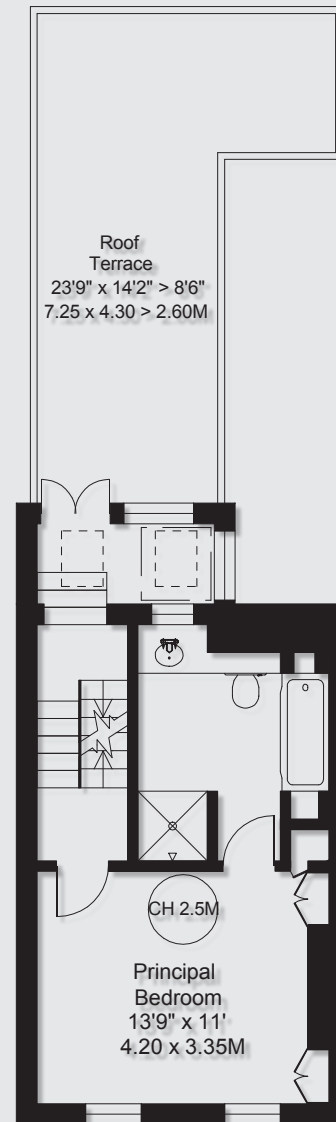
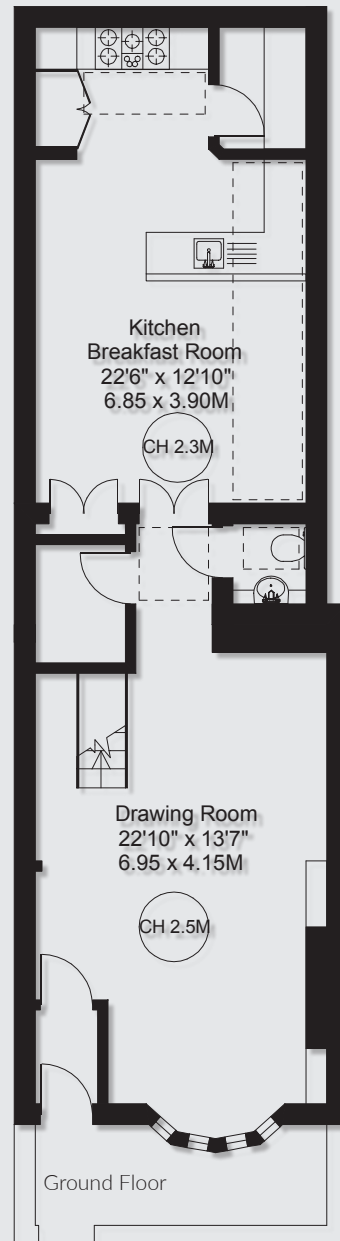
Parking: Residents parking

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

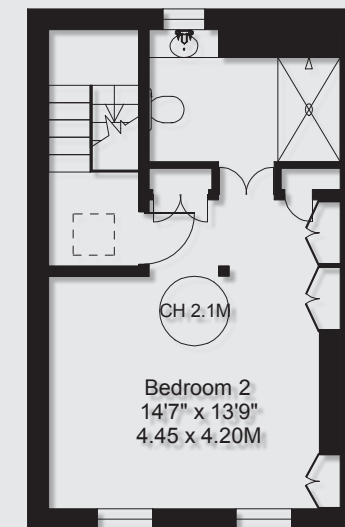


- Entrance lobby
- Drawing room
- Kitchen/Breakfast room
- Principal bedroom with ensuite bathroom
- Bedroom 2 with ensuite shower room
- South facing 23 x 14'4 roof terrace
- Conservatory seating
- Cloakroom
- Walk-in laundry store
- Excellent storage throughout
- House set back from road behind low wall
- Independent gas central heating and hot water

Approx. Gross Internal Area
1,327 sq ft / 123.3 sq m



First Floor



Second Floor

**Strutt
& Parker**

Strutt & Parker Chelsea

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