



## **RUSSELL SIMPSON**

Stunning double-width house with  
conservatory and garden on an  
exclusive gated and private road

BILLING ROAD  
CHELSEA SW10

Billing Road

Sold

BEDROOMS 4	INTERNAL  2,305 SQ FT  214 SQM	OUTDOOR  799 SQ FT	COUNCIL TAX  H
BATHROOMS 3		EPC  C	TENURE  Freehold



## The Property

A charming family home with four double-bedrooms, and surprisingly light and spacious interiors, close to the Fulham Road.





## Indoor Spaces

Entering the house on the ground floor, the front door leads into an expansive entrance hall. From here, one door leads through to a large reception room, while another opens onto the conservatory. The kitchen is attached to the conservatory, ensuring the room is well-lit throughout the day, and with space for a lovely dining area. An additional room, which would work well as a study, leads through to the guest WC.

img 1

Garden Room

img 2

Entrance Hall







## The Bedrooms

On the first floor, the principal bedroom has an airy ensuite bathroom. This floor also contains a sizable second bedroom with bathroom opposite. The second floor includes two more double bedrooms, sharing one more bathroom. All of these rooms have considerable inbuilt storage, while a muted colour scheme gives a sense of space and calm throughout.





## Outdoor Spaces

The property includes a paved rear garden with planted flowerbeds round the edge and plenty of space for outdoor dining.





## The Neighbourhood

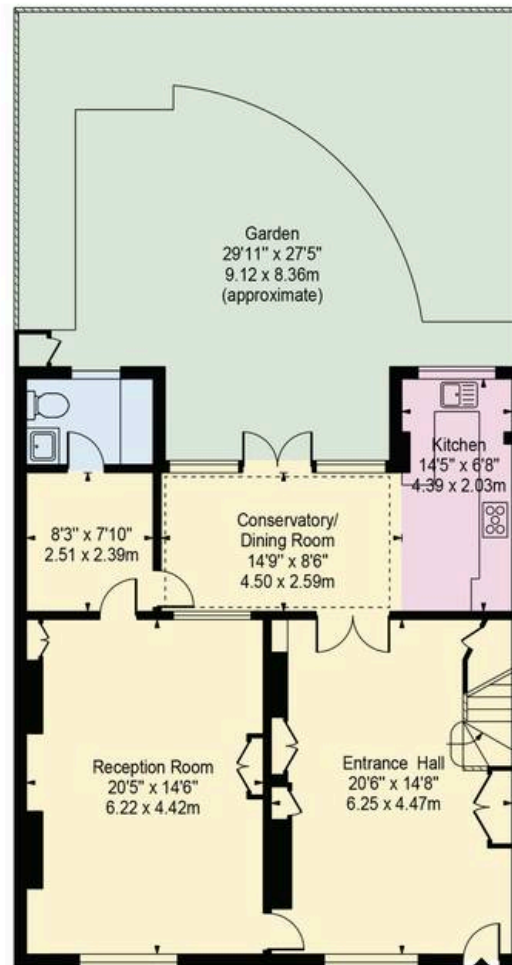
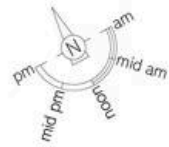
Billing Road is a beautiful and quiet gated private road leading off the Fulham Road. Lined with cottage-like houses painted pastel colours, it gives the feeling of a country village in Chelsea. From here, the restaurants and shops of the King's Road are close, while Fulham Broadway underground and Imperial Wharf overground stations are both nearby.

Billing Road,  
SW10

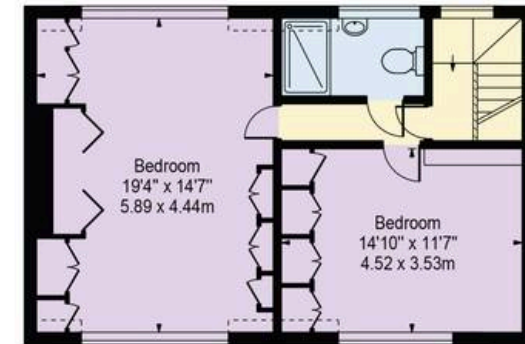
**Approx Gross Internal Area**  
2,305 sq ft / 214.14 sq m  
(Including Restricted Height Area)

**RUSSELL  
SIMPSON**

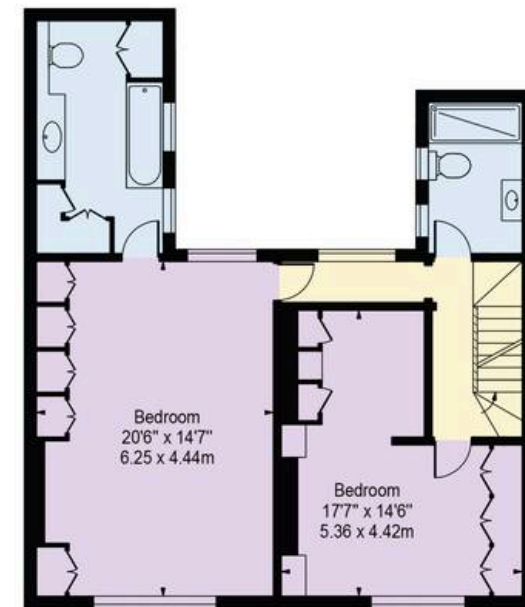
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



**RUSSELL  
SIMPSON**

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