

RUSSELL SIMPSON

Charming late Georgian two-
bedroom house in South Kensington
with off-street parking

ELM PLACE
SOUTH KENSINGTON SW7

Elm Place

£5,450,000

| | | | |
|----------------|--|--------------------------|----------------------------|
| BEDROOMS 2 | INTERNAL 1,585 SQ FT 147 SQM | OUTDOOR 687 SQ FT | COUNCIL TAX RBKC, H |
| BATHROOMS 2 | | EPC D | TENURE Freehold |





The Property

Grade II listed end-of-terrace house with colourful stylish interiors on a beautiful and historic street

Stepping into the house on the ground floor, the entrance hall leads through to a double reception room. This is an elegant space, with high ceilings, marble fireplaces, and windows on three sides bringing in light throughout the day.

img 1

Drawing Room

img 2

Drawing Room





Indoor Spaces

On the opposite side of the house is another reception room or dining space, which leads through to the kitchen. The kitchen has an open-plan design, with marble-topped units on one side and an informal breakfast area on the other. An overhead skylight fills this room with light, while the conservatory space at the far end can be used as a study.

img 1

Kitchen

img 2

Breakfast Area





The Bedrooms

Upstairs, there are two bedrooms. The principal bedroom has an ensuite bathroom and inbuilt storage space. The second bedroom has a good size bathroom opposite.

img 1

Principal Bedroom



The Design

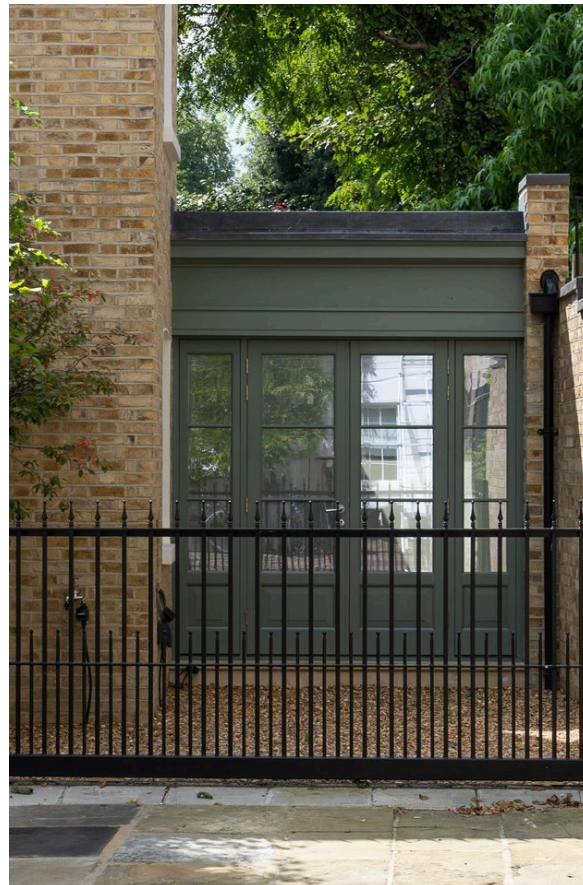
Originally built c.1825, the house has been meticulously refurbished throughout to the highest standard and is decorated in a colourful fashion, which creates elegant but charming rooms.



The Neighbourhood

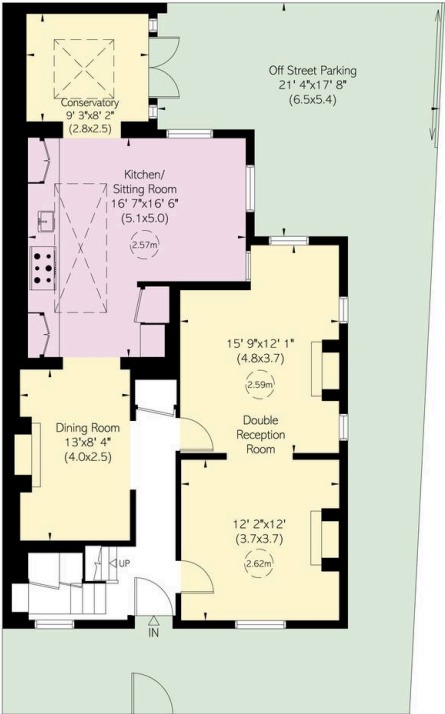
The house is set back from the street, with an attractive front garden that leads round to the rear of the property. This space is currently secure off-street parking but could also be used as a private patio/garden.

Elm Place is a quiet residential street lined with cottage-like properties dating back to late Georgian era – some of the oldest houses in South Kensington. Next door is a Victorian church by the celebrated architect Sir Charles Fyke, who also designed the facades of Eaton Square. From here, the many restaurants and shops of the Fulham Road and the King's Road are within easy reach. In addition, South Kensington underground station is a short walk away, along with the neighbourhood's world-class cultural institutions.



img 2

Garden/Parking



Ground Floor

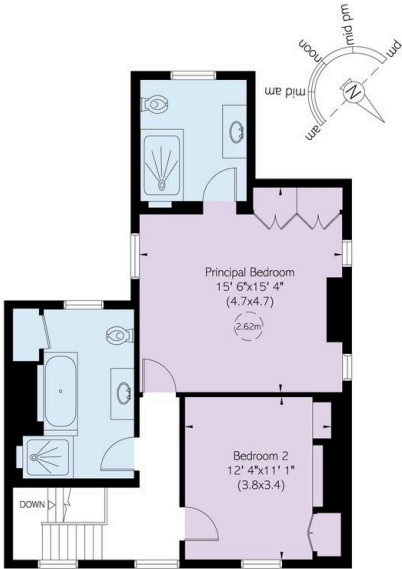
Elm Place, SW3

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SIMPSON**

Approximate Internal Area
1,585 sq ft / 147 sq m

Outside Area
658 sq ft / 61 sq m

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.



First Floor

**RUSSELL
SIMPSON**

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