RUSSELL SIMPSON

Delightfully decorated townhouse with terrace and garden

MORETON PLACE
PIMLICO SW1V

Moreton Place

£3,500,000

BEDROOMS 4	INTERNAL 2,717 SQ FT 252 SQM	OUTDOOR 492 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 2		EPC E	TENURE Freehold

The Property

Tasteful and traditional four-bedroom house with lofty living spaces

Entering the house on the ground floor, the front door opens directly onto a reception room with tiled floors and an elegant fireplace. Double doors flow through to a comfortable sitting room, while a study is found on the half-landing below. This room can also easily be used as a bedroom.

The Property

Downstairs, the well-proportioned living space consists of an open-plan kitchen with fitted units, a dining area and seating area. A pair of French doors open onto an idyllic patio garden, while an overhead skylight floods this area with light. In addition, this level contains a guest WC, a utility room and benefits from separate street access.

img 1	Sitting Room
img 2	Dining Room

Drawing Room

The first floor features a beautiful drawing room with high ceilings and a pair of south-west-facing French doors for the balcony. Folding doors lead through to a less formal sitting room, while the half landing has access to a roof terrace.

The Bedrooms

The principal bedroom suite occupies the entire second floor, with a generous bathroom and a walk-in wardrobe. On the third floor, two more bedrooms share a bathroom.

img 1	Principal Bedroom
img 2	Bathroom

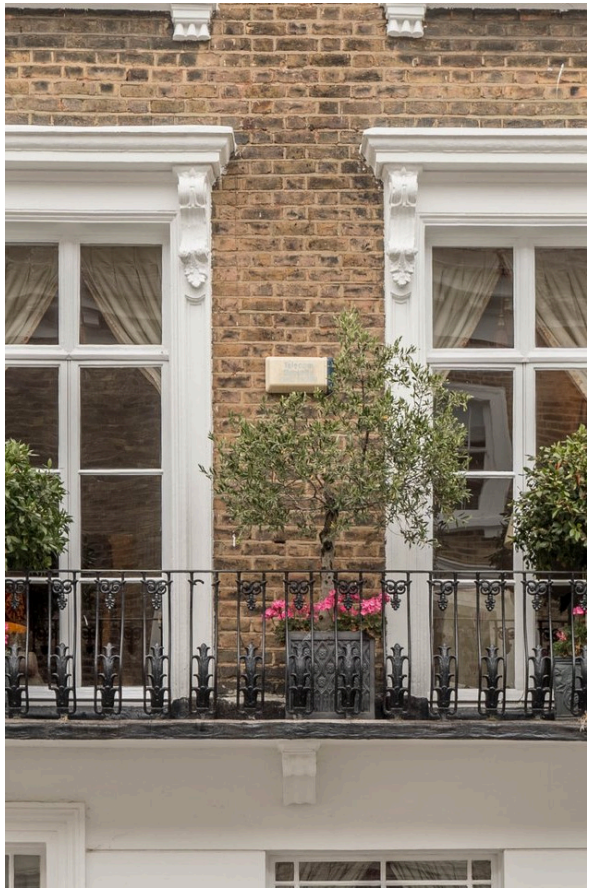
The Design

The house is decorated in a traditional fashion to suit it's grand scale and historic setting. The bright and beautiful interiors are presented in good condition.

Outdoor Spaces

The house includes a rear patio garden with paved floors, a terrace with wooden decking and enough space for outdoor eating, and a south-west facing front balcony.

img 1	Terrace
img 2	Garden



The Neighbourhood

Moreton Place is a quiet residential street. Its Victorian terrace houses have white stucco bases and Pimlico Station is a short walk away, while the shops of Wilton Road and Lupus Street are also nearby. Furthermore, the many restaurants and independent boutiques of Chelsea are within easy reach.

Moreton Place, SW1V

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Approximate area
2717 sq ft / 252.5 sq m and Vault

Including limited use area
(111 sq ft / 10.3 sq m) and Vault

Approximate external area
492 sq ft / 45.7 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.

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