

RUSSELL SIMPSON

A magnificent five-bedroom Grade II Listed "Key" house situated on the western terrace of this everpopular late-Georgian early-Victorian Chelsea Garden square.

PAULTONS SQUARE CHELSEA SW3 Paultons Square

Sold

bedrooms	INTERNAL $2,865$ so ft	OUTDOOR	COUNCIL TAX
5			CHE, H
bathrooms	266 зам	epc	^{tenure}
3		D	Freehold

Russell Simpson





The Property

Characterised by elegant proportions, green and leafy views both to the front and rear and enjoying an abundance of light, this family home offers a balanced array of well-appointed entertaining and living spaces alongside a generous principal bedroom suite and four further bedrooms serviced by two shower rooms.

Complete with a piano nobile first-floor drawing room, a ground floor sitting room and dining room, and a kitchen that opens out on to the 51-foot west-facing garden, this home also enjoys access to the child-friendly communal gardens over which its looks.

PROPOSED PLANNING PERMISSION

The property has an active planning application (PP/22/01986) which looks to reconfigure the lower ground, ground and first floors, to include an extension of the closet wing at first floor level and a rearside extension in to the existing lightwell at lower and upper ground floor.

An approved application will provide the opportunity to create valuable extra internal space, totalling approximately 420 square feet.

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The Neighbourhood



RUSSELL SIMPSON

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