



Manresa Road, Chelsea **SW3**

Manresa Road, Chelsea SW3

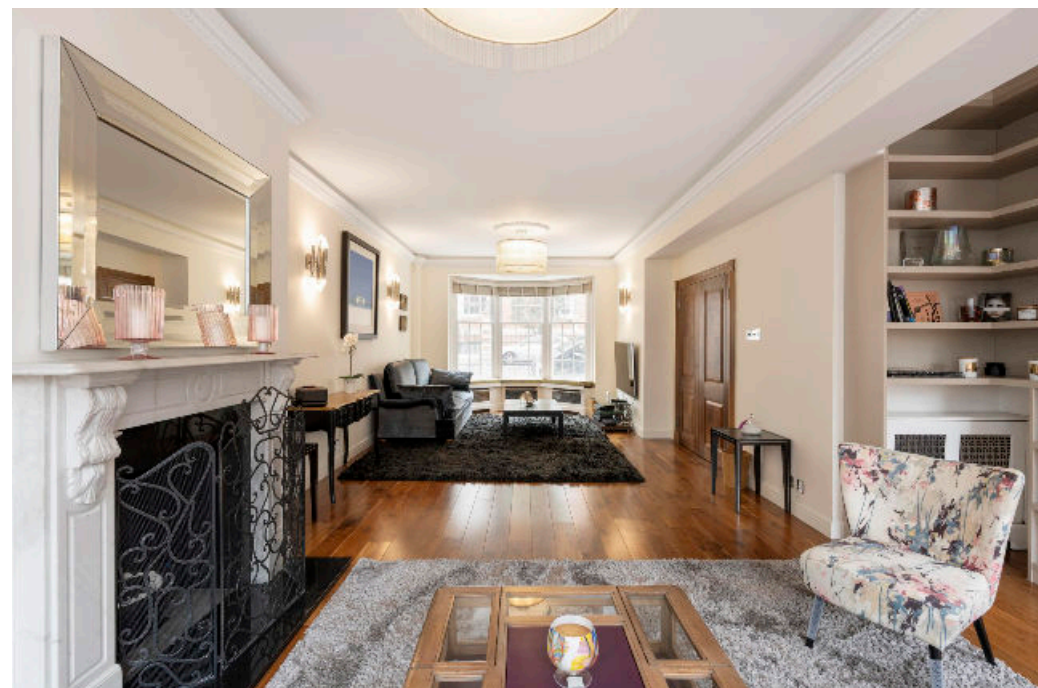
A wide low built family house that is thoughtfully arranged across four floors.

The ground floor boasts an elegant drawing room that opens onto a spacious terrace, perfect for entertaining.

The lower level features a well-appointed kitchen, dining area, and sitting room.

At the rear, there is an integral garage and staff accommodation, including a bedroom and shower room.

The upper floors offer an excellent principal bedroom suite, a guest suite, three additional bedrooms, and a family bathroom.



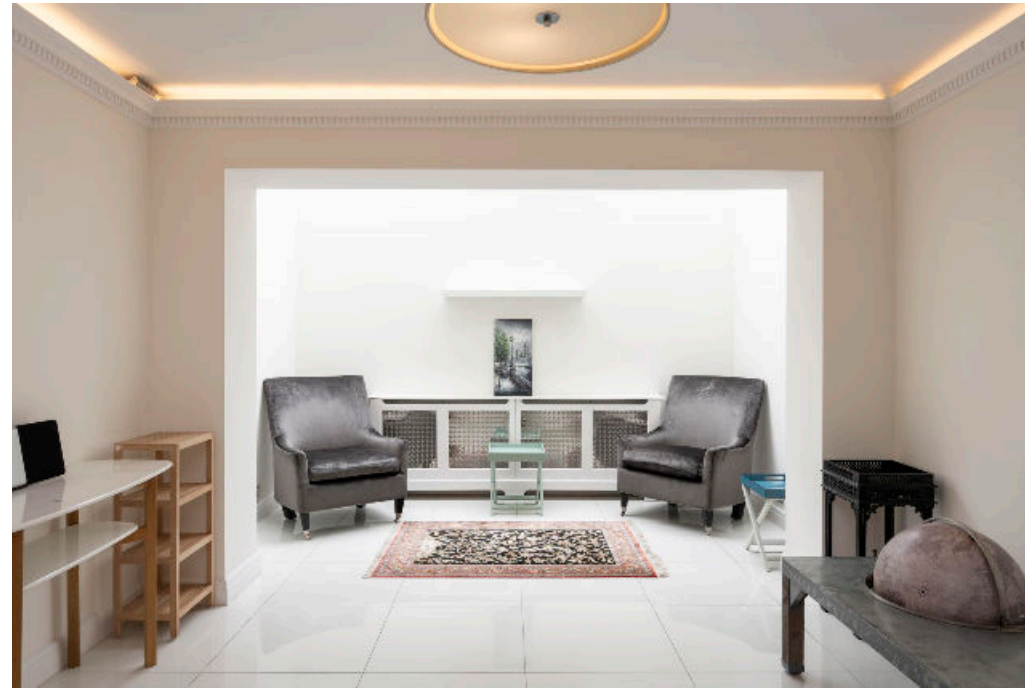
EPC
C

Guide price: £5,350,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





Location

Located between Chelsea Square and King's Road, this home provides convenient access to numerous shops and restaurants.

There are good transport links with a regular bus service and South Kensington, and Sloane Square stations are approximately 0.8 miles away (Piccadilly, District and Circle lines).

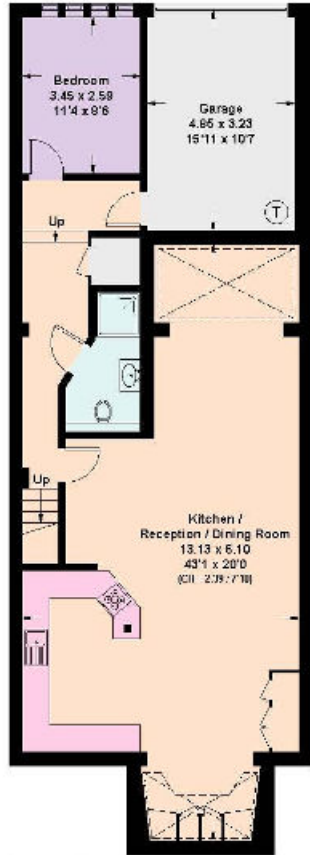




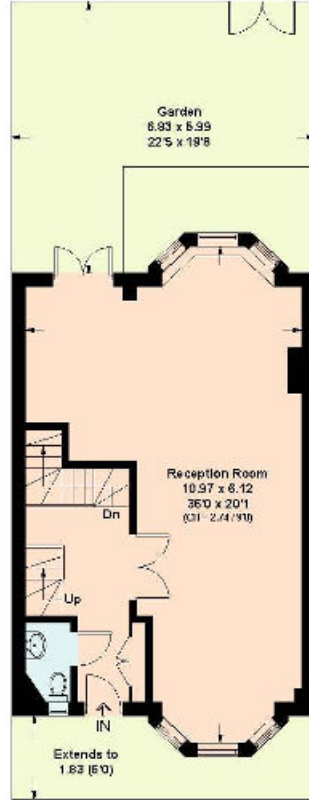


Manresa Road, SW3

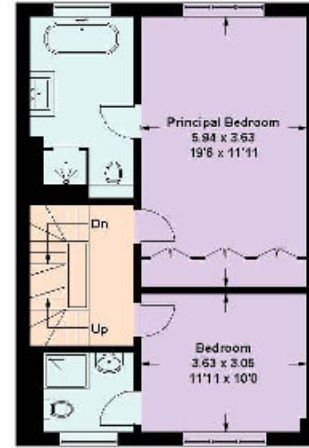
Approximate Floor Area = 268.3 sq m / 2888 sq ft
 (Including Garage)
 Including Limited Use Area (4.7 sq m / 50 sq ft)



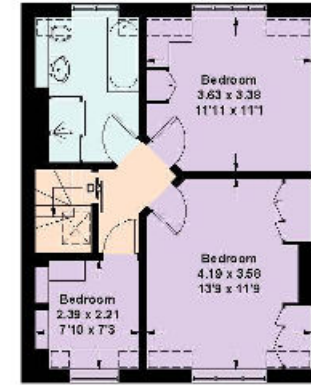
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
 Chelsea
 352A Kings Road
 London
 SW3 5UU
knightfrank.co.uk

We would be delighted to tell you more

Charles Olver	Anna Narizzano
020 7349 4302	020 3826 0639
charles.olver@knightfrank.com	anna.narizzano@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated June 2024. Photographs and videos dated June 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.