



Gertrude Street, London **SW10**

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Purchased by the current owners in 2021, it has been stripped back to brick, giving an exciting new opportunity for the new owners to create a home perfectly suited to their needs. The previous configuration comprised:

- A kitchen, utility room, reception room and guest cloakroom on the lower ground floor. The kitchen has double doors onto the patio;
- A double living room and a separate office on the raised ground floor;
- A principal suite and a further double bedroom and bathroom on the first floor;
- A third double bedroom and bathroom on the top floor. This floor benefits from eaves storage.

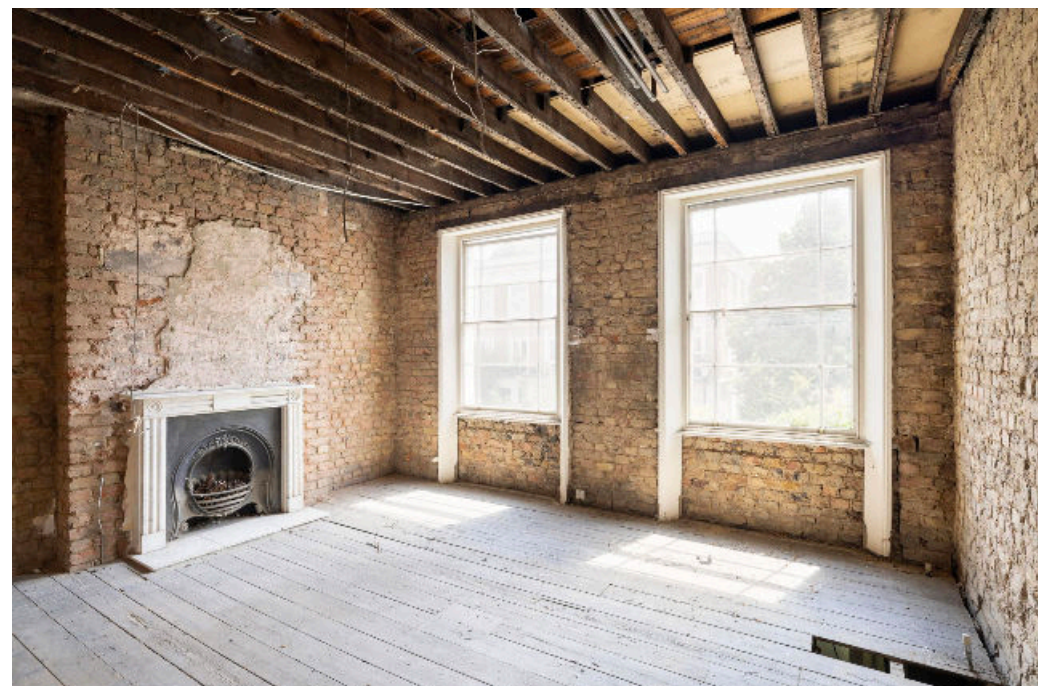


Guide price: £2,950,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H



The current owners have been through an extensive planning process and have successfully gained permission to dig a basement floor. This would add significant square footage (circa 700 sq ft, taking the house to almost 2,900) and, per their plans, would give space for:

- A fourth bedroom, a bathroom, a gym (or fifth bedroom, media room, office), a sauna and a plant room, along with storage space.

The current owners have also gained permission to add a roof terrace, which is a rarity for a property such as this.

They had planned to relocate the stairs to the left of the house (currently running through the middle), creating an especially wide reception room and principal bedroom suite.

Planning documents can be provided upon request, or alternatively, please refer to:

The asking price includes a separate, single garage located moments across the road on Shalcomb Street.

Location

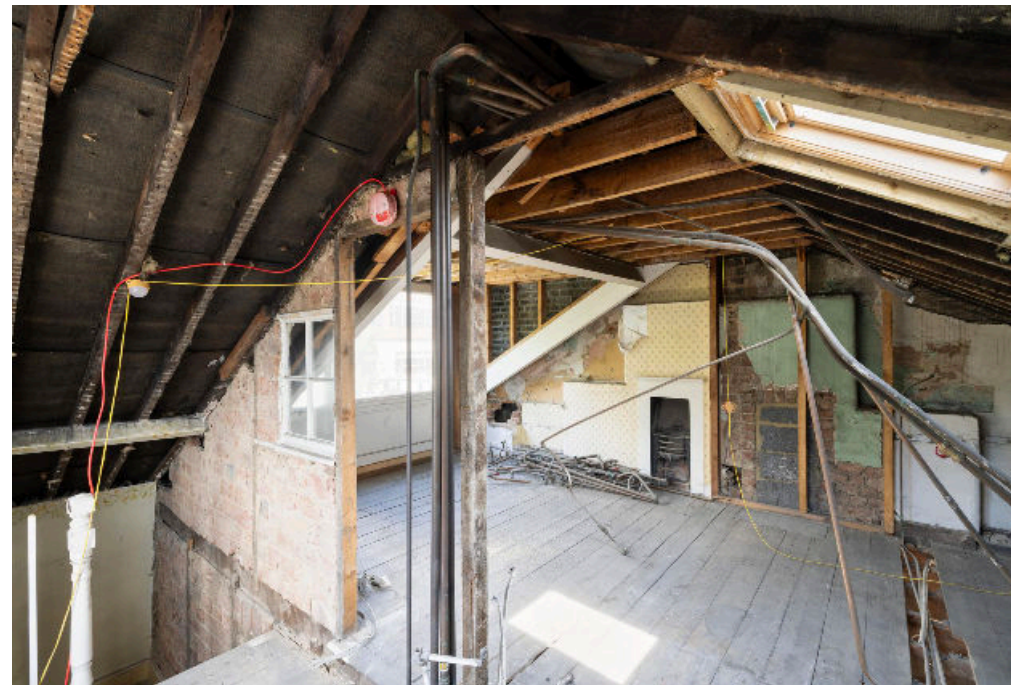
Gertrude Street is a sought-after road situated within the Ten Acre Residential Estate, a peaceful and highly regarded address in Chelsea. It is within easy walking distance of the vibrant Kings Road and Fulham Road, both of which provide a wide selection of independent shops, supermarkets, cafes and restaurants.

The Thames Path provides excellent walking and cycling routes and Battersea Park is within easy reach with its boating lake, lakeside cafes and wide range of sports facilities.

Fulham Broadway Underground Station (District line) and Imperial Wharf (London Overground and Southern Railway) are both 0.8 miles away. South Kensington and Gloucester Road Underground Stations (Circle, District and Piccadilly lines) are both 1 mile away. Sloane Square Underground Station (Circle and District lines) is 1.3 miles away.

Kings Road and Fulham Road are served by a regular bus service.

*All distances are approximate.



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Approximate Floor Area = 200.66 sq m / 2159 sq ft

Garage = 11.96 sq m / 128 sq ft

Total = 212.62 sq m / 2287 sq ft

Including Limited Use Area (12.5 sq m / 134 sq ft)



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.



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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.

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