



Hollywood Road, Chelsea **SW10**

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This stunning period townhouse, located in the heart of Chelsea, has been meticulously refurbished across four floors.

The property features a welcoming entrance hall and an elegant reception room on the raised ground floor. It boasts a spacious kitchen and a versatile dining room/additional reception room, with direct access to a beautiful private rear garden.



**Guide price:** £3,650,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H







## Description

On the lower ground floor, you'll find two double bedrooms, a stylish bathroom, a convenient utility room, and ample understairs storage. The first floor showcases a magnificent front-to-back reception room, bathed in natural light, along with a front balcony and a rear terrace. Additionally, there is a half-landing bathroom for added convenience.

The second floor hosts a generous principal bedroom complete with fitted wardrobes and a private en suite bathroom. There are two further double bedrooms.

This exceptional townhouse seamlessly blends period features with contemporary updates, offering an ideal residence in one of London's most desirable neighbourhoods. Don't miss out on the chance to own this exquisite property.









## Location

Hollywood Road is a popular address within the western side of Chelsea. The area offers wonderful vibrancy with many local shops, restaurants and bars within close proximity. The property is located a short distance from the Fulham Road (approx. 0.1 miles) which offers a wonderful selection of local conveniences and a real hub of activity.

Local transport links are excellent with a choice of Earl's Court (approximately 0.7 miles) or Gloucester Road (approximately 0.9 miles). In addition, West Brompton Station is located approximately 0.7 miles and benefits from the Overground.



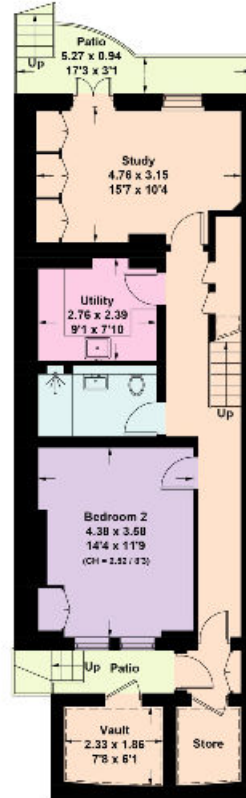
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Approximate Floor Area = 221.15 sq m / 2380 sq ft  
 Vault / Store = 4.27 sq m / 46 sq ft  
 Total = 225.42 sq m / 2426 sq ft  
 Including Limited Use Area (7.2 sq m / 77 sq ft)

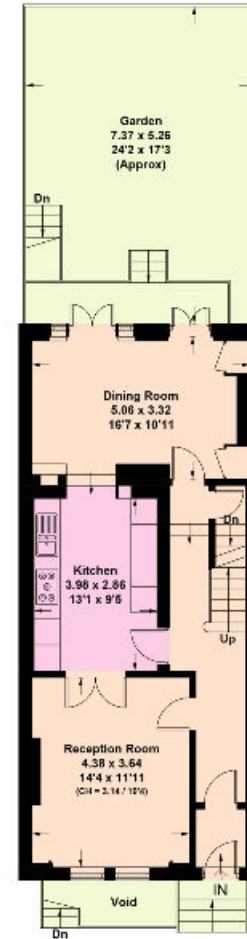
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



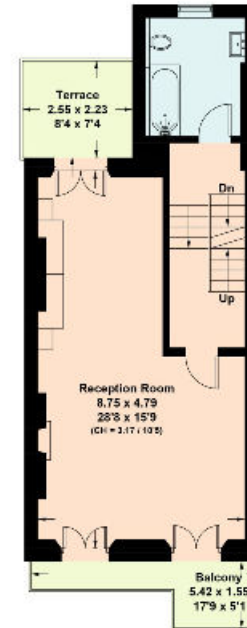
□ = Reduced head height below 1.9m



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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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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 Particulars dated June 2024. Photographs and videos dated June 2024.

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