



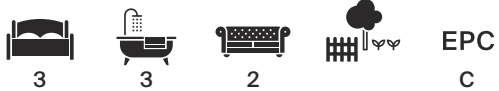
Burnaby Street, London **SW10**



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This immaculate home has been beautifully renovated and maintained by the current owner. Offering almost approximately 1,800 square feet (170 square metres) of living space plus a private garden, this home offers an abundance of space, which could be used flexibly to suit the future owners' needs.

The double reception room is located on the raised ground floor and boasts high ceilings, ornate corncicing, a feature fireplace and a bright bay window with integrated storage. There is a bright study to the rear, with balcony and pretty views onto the landscaped garden with stylish uplighting.



Guide price: £2,100,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





The spacious eat-in kitchen diner is located downstairs. The kitchen is well-appointed and hosts quality integrated appliances. There is also a snug/TV room with glass patio doors onto the garden. A shower room, three private vaults and a separate entrance to the street complete the lower ground floor.

The first and second floors host the sleeping accommodation. Currently set up as two bedroom home, the first floor hosts a luxurious principal suite with working fireplace, dressing room and en suite bathroom. The dressing room has been fitted with bespoke wardrobes and in-built lighting. The second floor hosts a double bedroom with fitted wardrobes and a separate bathroom.

Should the future owners wish to configure the space differently, the first floor could comfortably host two double bedrooms and a separate bathroom (as was previously the case), thus creating a comfortable three bedroom home. Should a fourth bedroom be required, the snug/TV room in the basement could be converted, given that it has access to a bathroom.

This home has been thoughtfully designed and beautifully realised by the current owner. The ceilings have been heightened to create wonderful living spaces; the ground and lower ground floors are complete with classic herringbone style wooden flooring; each room benefits from having stylish shutters and surround sound speakers; there is underfloor heating throughout.

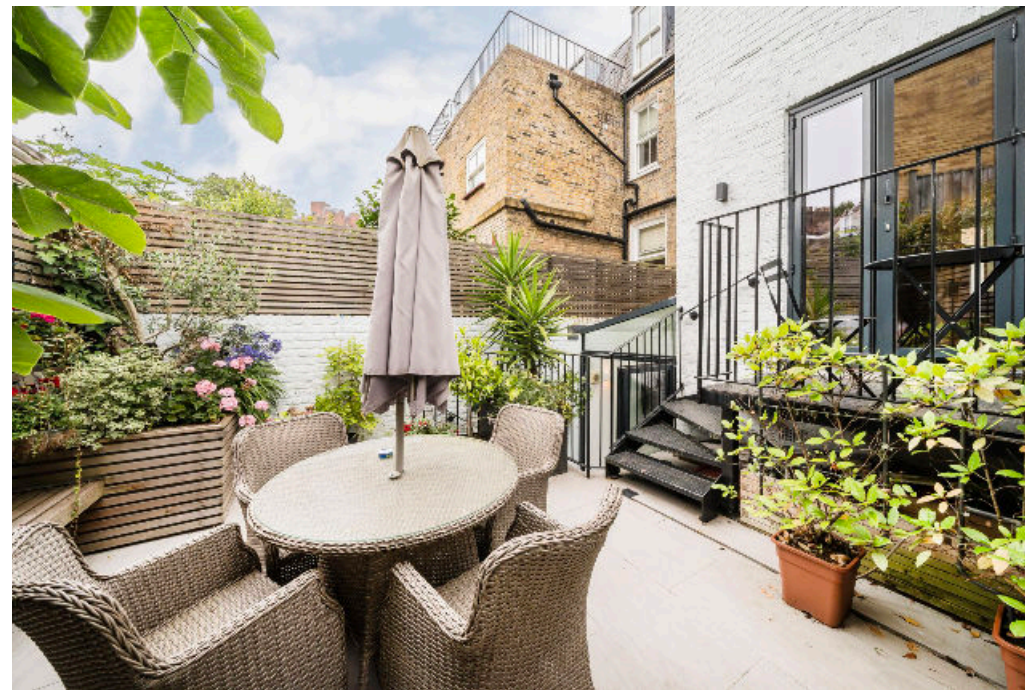
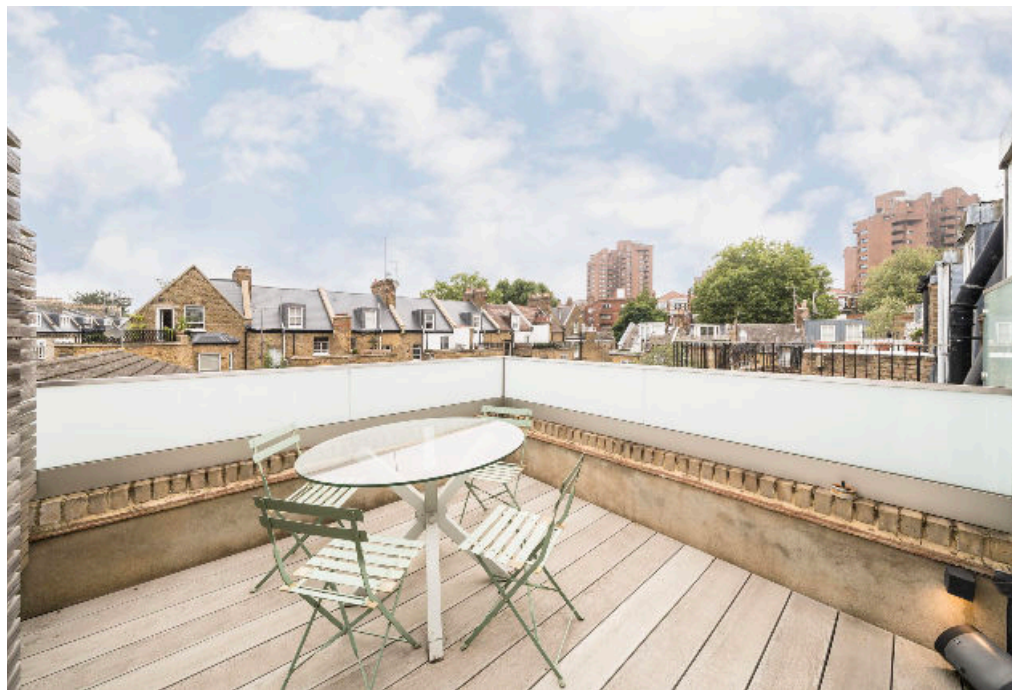
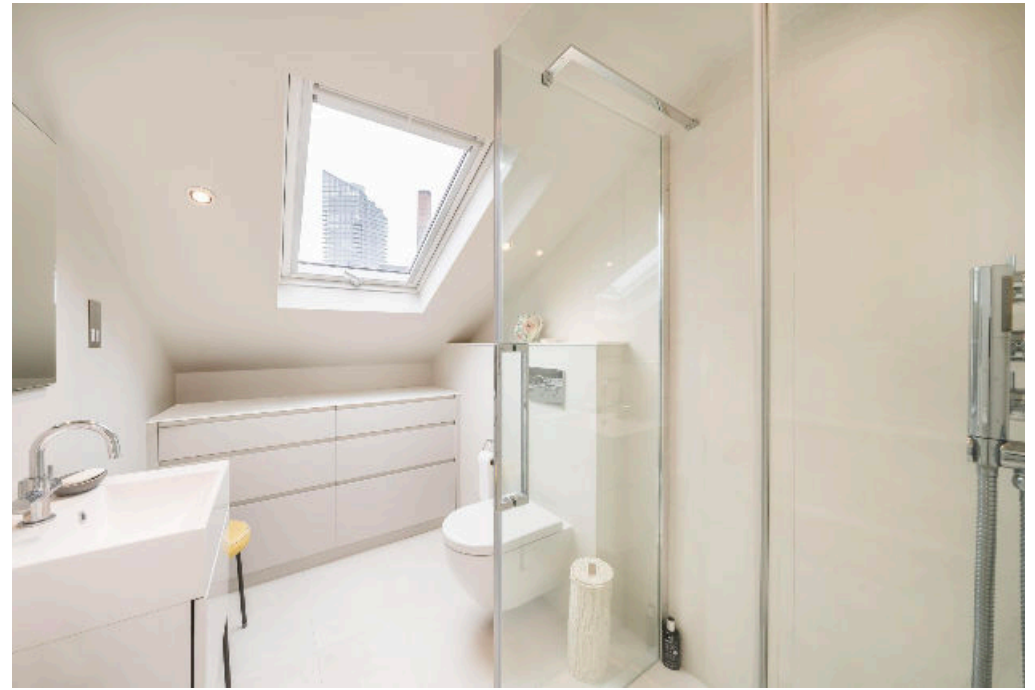
Location

This home is located in Chelsea within the charming Lots Village, part of the Royal Borough of Kensington and Chelsea.

The Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside café and wide range of sporting facilities. The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area.

Adjacent, the vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars, as well as excellent schools.

The Fulham Road is also conveniently located, with its array of supermarkets and cafes.



Burnaby Street, SW10

**Approximate Gross Internal Floor Area
176.7 sq m / 1902 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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