



Flood Street, London SW3



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A very attractive period house which has been joined with the adjoining garden flat. The combination of the two properties creates a special home. The creation of a wide garden room allows views over, and access to, the attractive landscaped garden.

The house provides beautifully presented accommodation in a traditional format, enjoying an attractive rear aspect over the gardens of Redburn Street from the rear, and the roof terrace. The flat provides a separate entrance, and would make an ideal annex for family, staff, or to produce an income.



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EPC
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Guide price: £5,500,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





Flood Street runs south from Kings Road, towards the river. It is therefore ideally placed for the many shops, restaurants, and transport facilities that Chelsea has to offer.





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**Approximate Gross Internal Floor Area
289 sq m / 3112 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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