



ROYAL AVENUE CHELSEA SW3

A SUBSTANTIAL GRADE II LISTED 5/6 BEDROOM FREEHOLD FAMILY HOUSE ON THE FAVOURED SIDE OF ROYAL AVENUE, WITH A WEST FACING TERRACE, SITUATED IN THIS MUCH ADMIRER ADDRESS WHICH RUNS BETWEEN BURTON COURT AND KING'S ROAD.





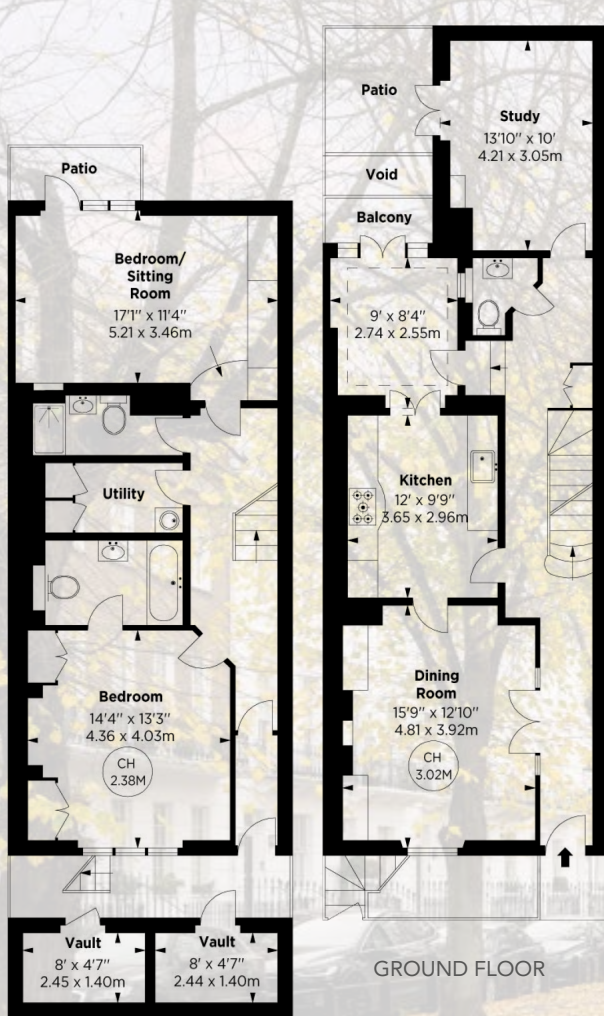
The house is well balanced and extends to over 3,000 sq ft with generously proportioned entertaining rooms including the original first floor drawing room overlooking the Square. The master bedroom suite is located on the second floor with the lower ground and third floors providing guest and family bedroom accommodation. The ground floor provides formal dining room, fitted kitchen, conservatory with breakfast area and a separate study/bedroom 6.

Steeped in history, Royal Avenue was historically designed by Christopher Wren on behalf of King William III in the 1690's. Today it is one of Chelsea's most prestigious garden squares with beautiful early Victorian houses in perhaps the most sought-after parts of Chelsea. Located just off the King's Road, within easy walking distance of Sloane Square and Sloane Street with restaurants, shopping, schools, medical, sport and dog walking facilities all in close proximity. Royal Avenue is located around the corner from the beautiful open grounds and tennis courts of Burton Court to which an incoming purchaser can apply to access by separate negotiation with the Royal Hospital which also hosts the famous Chelsea Flower Show.

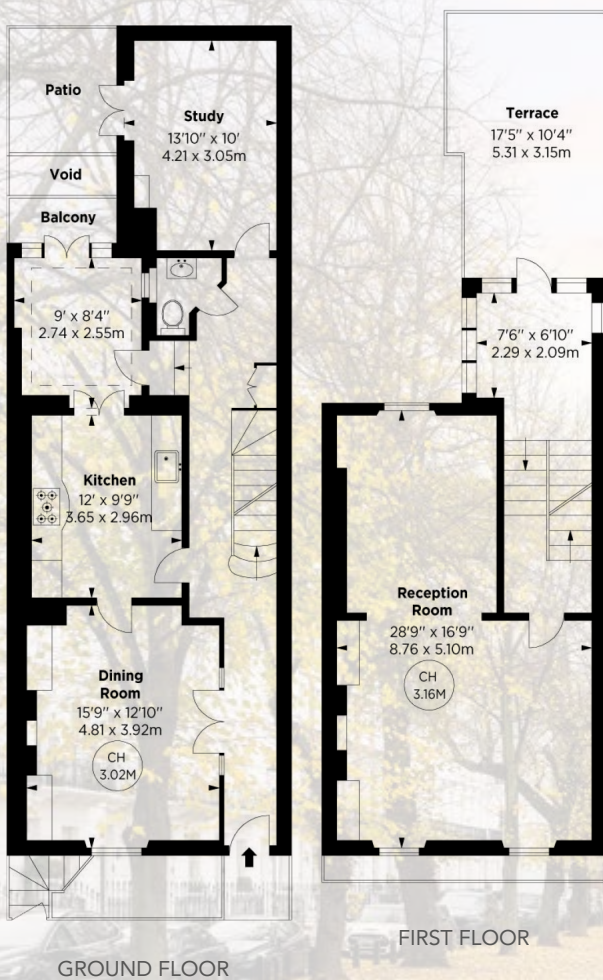
Sloane Square underground station (District and Circle Lines) is 0.4 miles away.

Dining Room | Kitchen | Conservatory | Study/TV Room | Drawing Room | Principal Bedroom Suite | 3 or 4 Further Double Bedrooms | 3 Bath and Shower Rooms | Playroom | Utility Room | Playroom | Patio | Roof Terrace

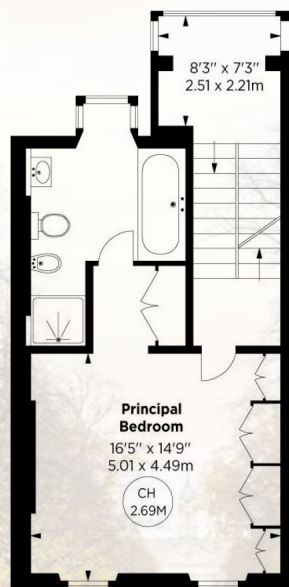




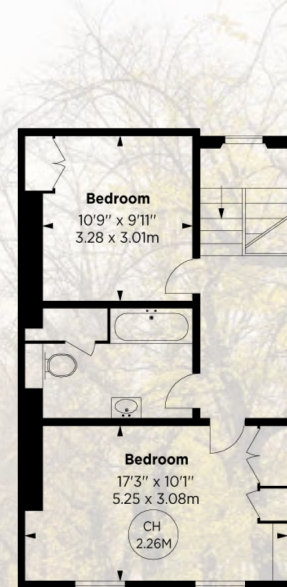
LOWER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



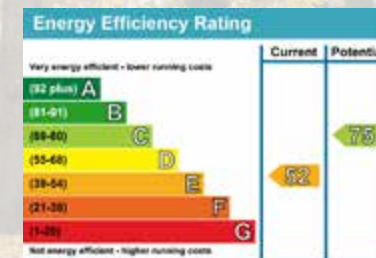
THIRD FLOOR

Key :  
CH - Ceiling Height



GROSS INTERNAL AREA (APPROX)  
3,025 SQ FT / 281.02 SQ M  
VAULTS AREA  
80 SQ FT / 7.43 SQ M  
TOTAL AREA  
3,105 SQ FT / 288.45 SQ M

Tenure: Freehold  
Local Authority: The Royal  
Borough of Kensington  
and Chelsea



**PLAZA**  
estates  
020 7581 7646  
kb@plazaestates.co.uk  
www.plazaestates.co.uk

**MASKELLS**   
71 WALTON STREET, LONDON, SW3 2HT  
+44 (0)207 581 2216  
www.maskells.co.uk sales@maskells.co.uk

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.