

WALTON STREET
LONDON SW3



Planning consent was granted on 24th February 2016 (Planning Reference: PP/15/07393) by The Royal Borough of Kensington and Chelsea to develop a lower and ground floor rear extension, to lower the front vaults, excavate a single storey basement with a front lightwell together with associated external alterations. This consent will expire 3 years from the date of this permission.

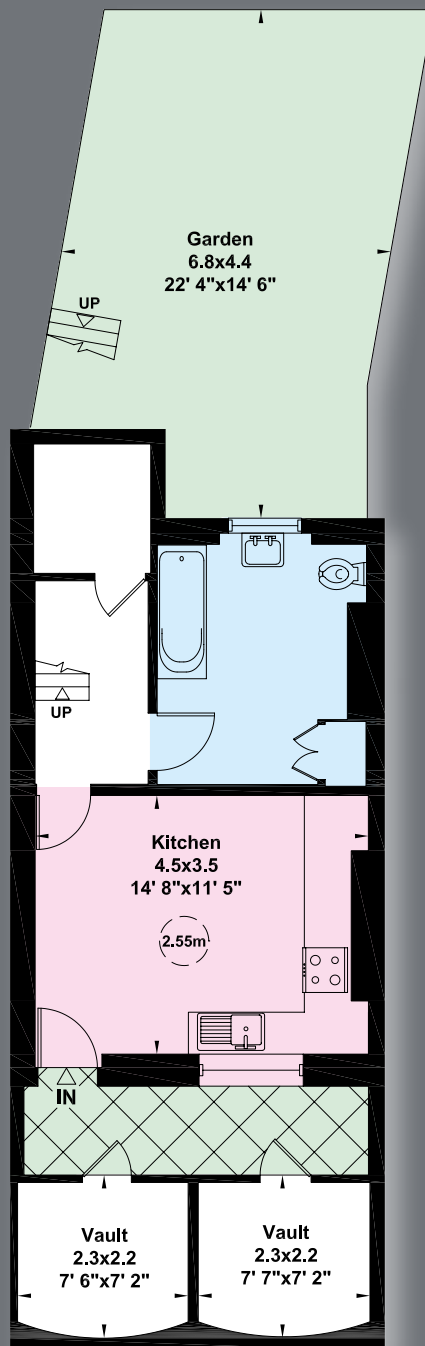
LOCATION

Walton Street is located in the heart of Chelsea and runs south west from Walton Place to the junction with Draycott Avenue and Brompton Road. The location is ideal for a range of shopping and restaurant facilities - Harrods being at the end of the street. The nearest London underground station is Knightsbridge.

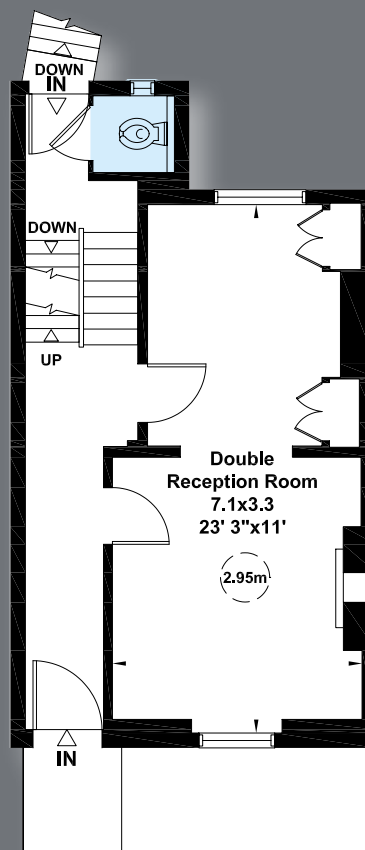


THIS ATTRACTIVE MID TERRACED HOUSE IS IN NEED OF COMPLETE MODERNISATION AND REFURBISHMENT.

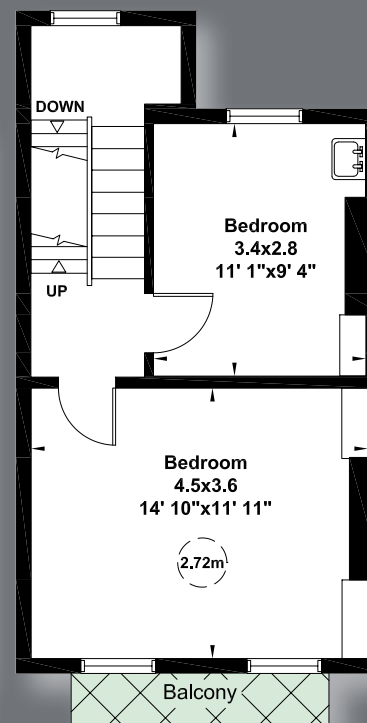




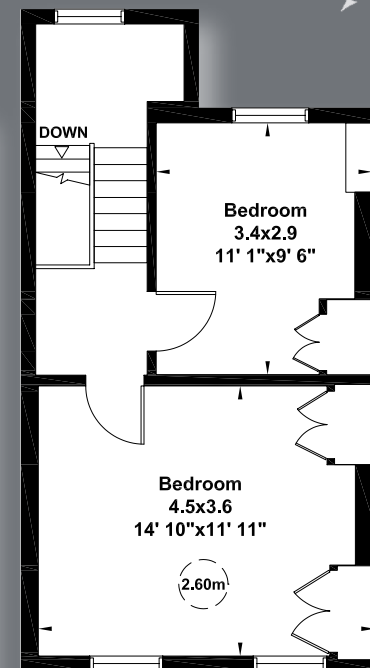
Lower Ground Floor



Ground Floor



First Floor



Second Floor

EXISTING PLANS

GROSS INTERNAL AREA (APPROX.)

147 SQ M - 1,582 SQ FT (INCLUDING VAULTS)

137 SQ M - 1,476 SQ FT (EXCLUDING VAULTS)

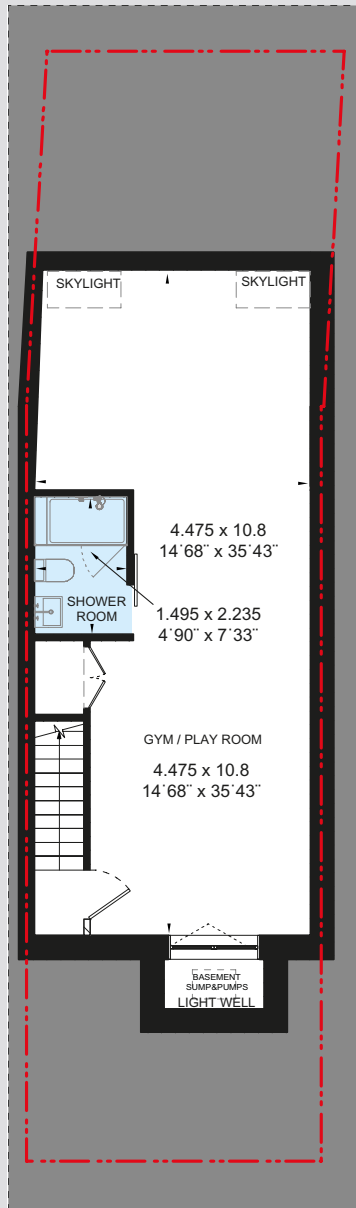


CONSENTED PLANS

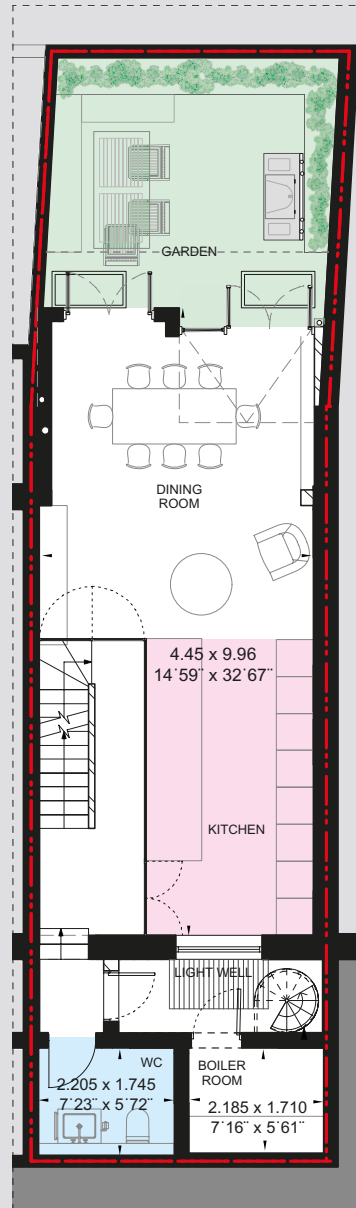
ESTIMATED GROSS INTERNAL AREA (APPROX.)*
204.5 SQ M - 2,201 SQ FT (EXCLUDING VAULTS)

*The estimated GIA of the consented scheme has been
provided by Nick Leith-Smith Architecture & Design.

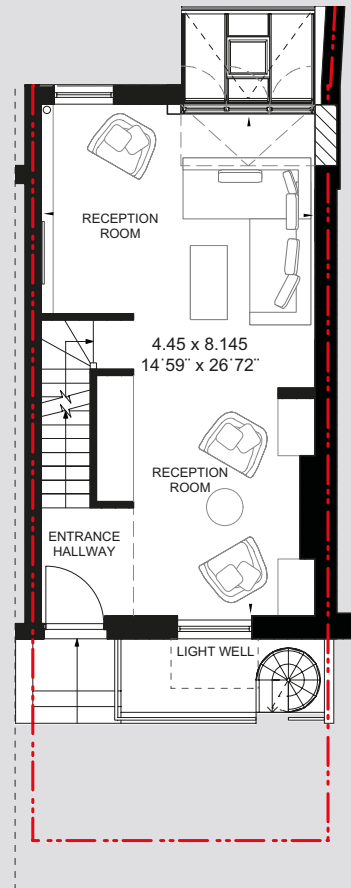
Not to Scale



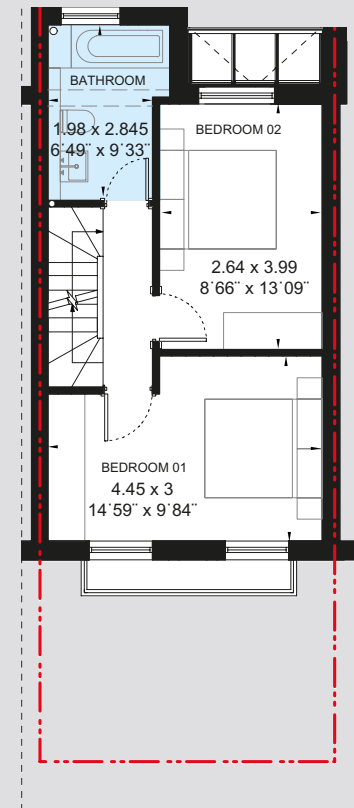
Basement



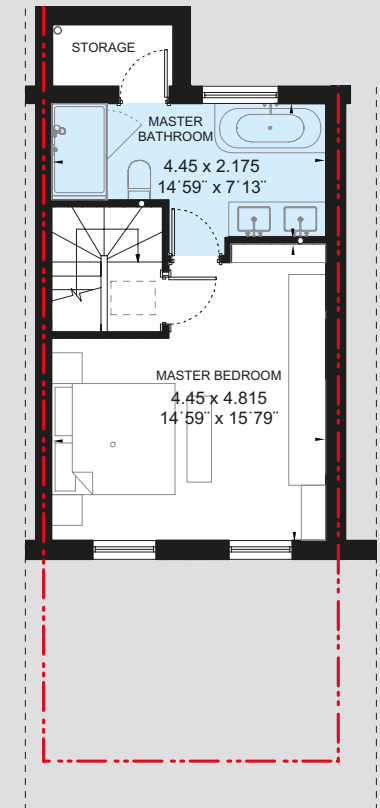
Lower Ground Floor



Ground Floor



First Floor



Second Floor



EXISTING ACCOMMODATION

Double reception room | 4 bedrooms
Bathroom/cloakroom | Kitchen/breakfast room | 2 under pavement vaults | Garden
The current approximate G.I.A. is 1,476 sq ft (137 sq m) excluding vaults

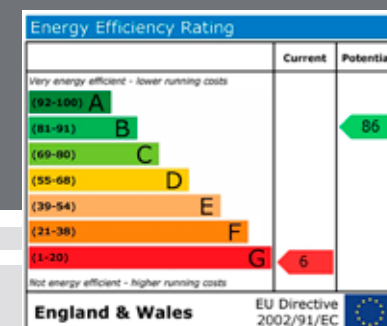
PROPOSED ACCOMMODATION

Double reception room | Master bedroom with en suite bathroom | 2 further bedrooms and family bathroom | Kitchen/breakfast room/dining room | WC/cloakroom
Gym/playroom/office with shower room
Garden | The estimated proposed approximate G.I.A. is 2,201 sq ft (204.5 sq m) excluding vaults





Ordnance Survey © Crown
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Plotted Scale - 1:1250



TERMS

Tenure Freehold | **Local Authority** Royal Borough of Kensington & Chelsea | **Guide Price** £3,000,000

Viewing: Strictly by appointment with Savills.

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16/03/29 NDK 335588

Brochure and Photography by **capital group** 020 8671 5448



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