



## Paultons Square, SW3

£5,250,000 Freehold

2486 sq ft (231 m<sup>2</sup>) • beautiful period property • 5 double bedrooms • iconic garden square • large garden • extensive living space • stunning views • EPC: D





An exceptional house enviably positioned on the southern terrace of this most desirable of Chelsea Garden Square locations.

Immaculately presented and benefitting from an abundance of natural light, this wonderfully attractive house provides well proportioned, flexible and thoughtfully configured accommodation.

Arranged over five floors, the accommodation briefly comprises an elegant raised ground floor double reception room which offers views of the garden square and access to the sunny south facing roof terrace via the study.

The principal bedroom dominates the first floor with an en-suite bathroom and dressing room-there is also a utility room on this floor. Two further bedrooms and a bathroom are found on the second floor with another bedroom on the very top floor. At lower ground level the generous family space really comes into its own with a contemporary eat in kitchen, further reception room and additional bedroom found here. The garden is south facing, thus naturally bright, serene and tranquil in equal measure.

The iconic Paultons square is steeped in history and being south of the Kings Road is ideally situated for the plethora of world famous shops, restaurants and amenities the Kings Road has to offer. The River Thames and green open spaces of Battersea Park are close by and can be found just to the south of Chelsea Embankment.

## Good to know

Nearby station: South Kensington

1120m (14 mins) (Line of sight)

Gross floor area: 2486 sq ft (231 m<sup>2</sup>)

Local authority: Kensington & Chelsea

Council tax band: H







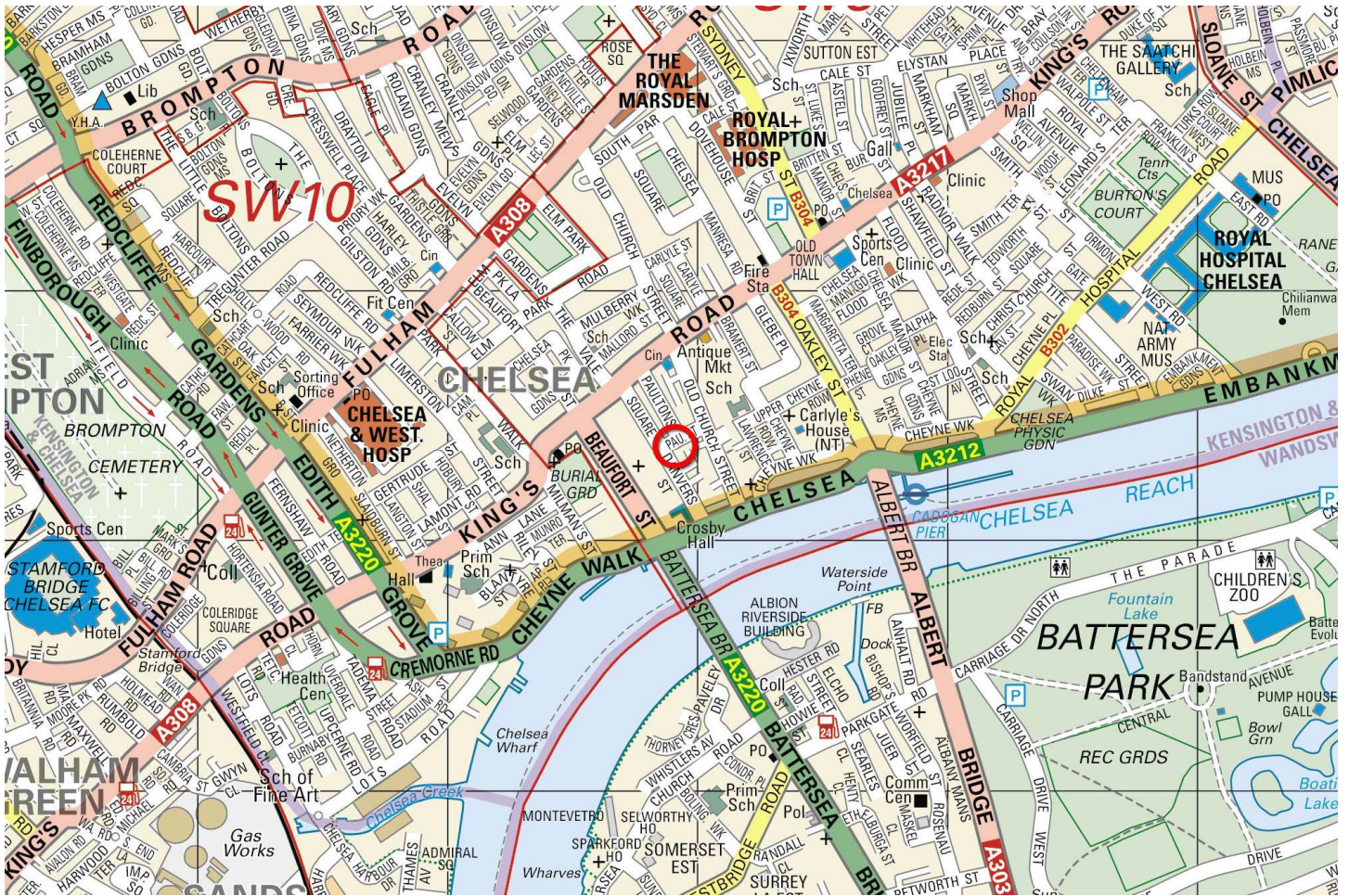












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Approximate gross floor area:  
2486 sq ft (231 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

FOR ILLUSTRATIVE PURPOSES  
ONLY. NOT TO SCALE.

As defined by RICS code of  
measuring practice

This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
scale. They should not be relied upon by any  
party. Prospective purchasers or tenants are  
advised to carry out their own survey if they  
require reliable measurements. No  
responsibility is taken for any error, omission,  
misstatement or use of data shown.  
Details Prepared: 31 May 2023

## Paultons Square

Approximate Gross Internal Area = 2365 sq ft / 219.8 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 121 sq ft / 11.3 sq m  
Total = 2486 sq ft / 231.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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