



Pelham Street, South Kensington, SW7

**STRUTT & PARKER**

## Pelham Street, South Kensington, SW7

A fabulous five bedroom freehold house situated within a charming terrace of stucco fronted houses, set back behind a private paved garden. Presented in excellent condition, this light and contemporary house extends to 2,523 sq ft, and benefits from a unique side extension and a south-facing roof terrace.



Entrance hall | Drawing room | Kitchen/dining room | Master bedroom with en suite bathroom | Second bedroom with en suite shower room | Third bedroom with en suite bathroom | Fourth bedroom with en suite shower room | Fifth bedroom/study | Cinema/family room | Guest cloakroom | Utility room | Paved garden | South-facing roof terrace | EPC Rating D

On entering the house from the raised ground floor, this lovely home welcomes you into a spacious entrance hall, before leading you through to a charming drawing room laid with beautiful oak wood floors, and a bright open plan kitchen/dining room.

The master bedroom is situated on the first floor, with two further bedrooms on the upper floors. There are two en suite bedrooms on the lower ground floor, both with alternative access, and a cinema/family room at the rear of the house.

Pelham Street runs from South Kensington tube station to Brompton Cross, centrally located for all the amenities of the surrounding areas of Knightsbridge and Chelsea.





### Specification

- Wood floors throughout principal rooms
- Underfloor heating in all bathrooms
- Modern bespoke kitchen with quartz worktops, featuring integrated Miele appliances
- Gas working fireplace and bespoke fitted bookshelves in the sitting room
- Wired for sound on the ground floor, cinema room and top floor bedroom/study
- Cinema room with JVC-X35 projector and surround sound
- Bespoke fitted wardrobes in master bedroom
- Extra width on the ground and lower ground floors
- Private paved front garden
- South-facing decked roof terrace
- Direct street access for two bedrooms on the lower ground floor
- Kinetico water softener system throughout the house
- Excellent storage throughout
- Covered bike storage



## Terms

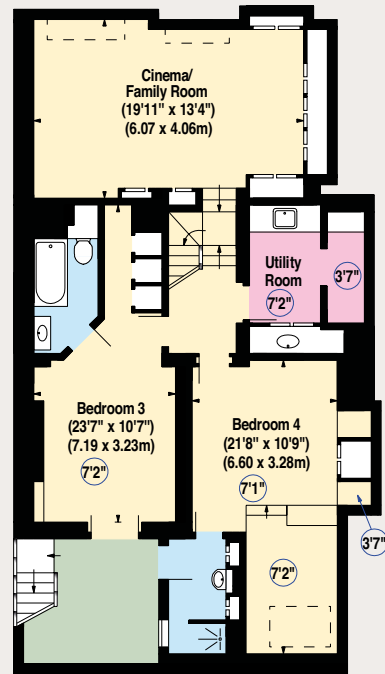
**Tenure:** Freehold

**Local Authority:** The Royal Borough of Kensington and Chelsea

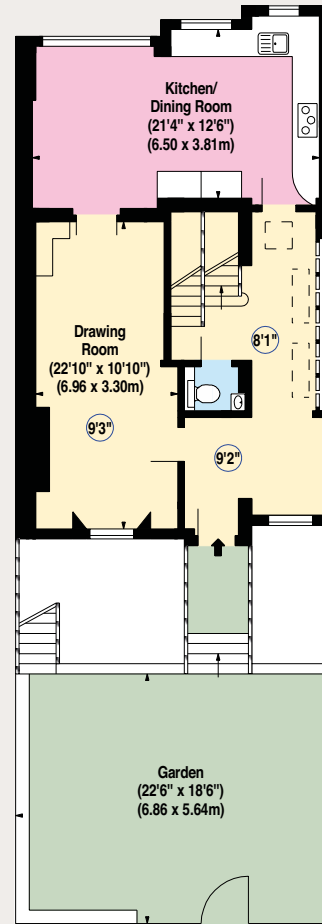
**Price:** Upon Application



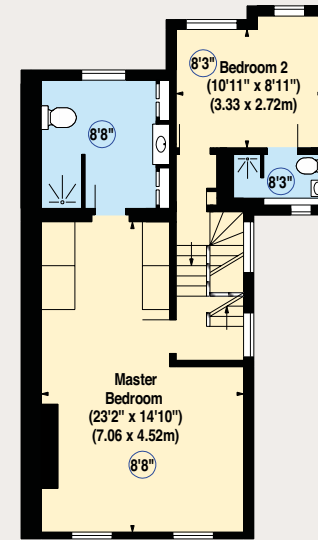
Approx. Gross Internal Area 2,523 sq ft (234.39 sq m)



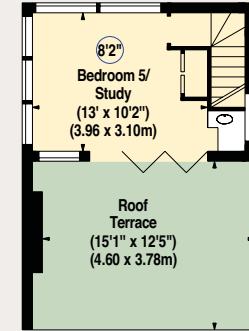
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

## Chelsea

43 Cadogan Street, London SW3 2PR

**020 7225 3866**

chelsea@struttandparker.com

## South Kensington

90 Old Brompton Road, London SW7 3LQ

**020 7581 7000**

southkensington@struttandparker.com

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