

WALTON PLACE

LONDON, SW3





A gracious Grade II Listed freehold townhouse, situated in prime position on one of London's most desirable addresses with private garden and secure parking.

Arranged over five floors, this exceptional five bedroom family home has wonderful entertaining space with an elegant double reception on the raised ground floor, with a bright conservatory opening onto a charming terrace with stairs leading to the mature and private garden.

On the raised lower ground floor, a well-proportioned and spacious kitchen, dining and family room extends the depth of the property, with double french doors also providing direct access to the garden.

This is a rare opportunity for a discerning purchaser to acquire a stunning family home.





A grand principal bedroom suite occupies the entire first floor with full-width front balcony and rear terrace, whilst an opulent principal guest suite and three further bedrooms occupy the upper floors.

With a wealth of period features including marble fireplaces and cornicing, this property is offered in excellent condition throughout, and moreover benefits from a utility room, air conditioning, and a garden studio with potential to become a home office.

Walton Place is a renowned prime residential address in Knightsbridge, close to Harrods and the green open space of Hyde Park, whilst an array of cafes, restaurants and boutiques can be found in the immediate vicinity. Within easy walking distance are numerous sought-after schools and excellent transport links. The iconic Kings Road is nearby as are some of London's finest museums and galleries.

The property exceptionally benefits from a secure underground parking space in the Harrods car park conveniently located at 25 Basil Street, which is held on a separate lease and subject to an annual service charge.



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Approximate Areas

2,945 ft² / 271.7 m² – excluding vault

60 ft² / 5.6 m² – studio

3,005 ft² / 277.3 m² – total

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

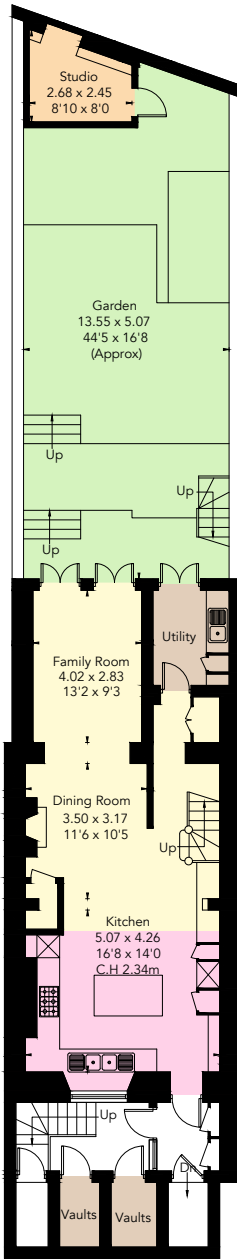
Guide Price: £7,200,000
Tenure: Freehold
Local Authority: RBKC
Council Tax: Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		

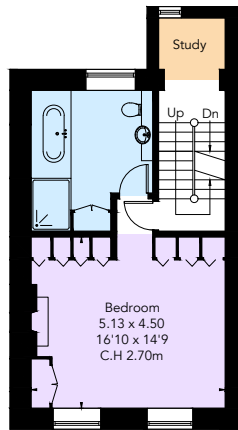


Tedworth Property

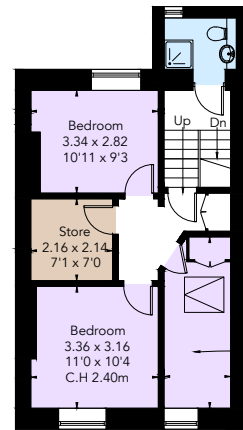
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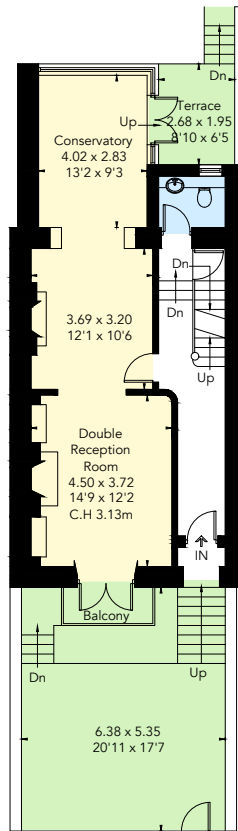
Lower Ground Floor



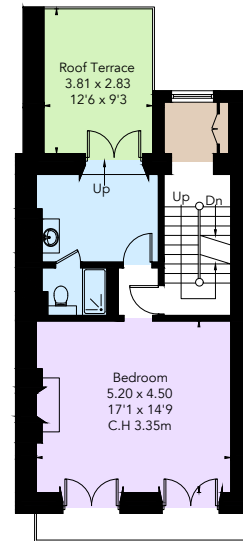
Second Floor



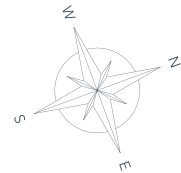
Third Floor



Ground Floor



First Floor



Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.