



Walton Street, Chelsea SW3

ASHDOWN MARKS  
PROPERTY CONSULTANTS



## Walton Street Chelsea, SW3 2HH

A very charming, three bedroom non-basement house, newly redecorated and recarpeted throughout with an excellent layout and the rare combination of an attractive garden and a private leasehold garage.

Located at the more residential end of Walton Street, the house is in one of the best positions in the street with a lovely open view south down Ovington Street and a leafy aspect over the gardens of Egerton Terrace to the rear.

The garage is separate from the house and held on a lease having approx. 22 years unexpired.









- Reception Room
- Dining Room
- Kitchen
- Three Bedrooms
- Two Bathrooms (One En Suite)
- Office
- Cloakroom
- Garden
- Garage - held on a lease
- EPC: Rating D
- Council Tax: Band H

Service Charge : Currently £531 p.a  
subject to review.

Guide Price £3,300,000

Freehold





## Walton Street, SW3

Approximate Gross Internal Area

House 140 sq m/ 1511 sq ft

(Including Under 1.5m and Under Eaves)

House 125 sq m/ 1345 sq ft

(Excluding Under 1.5m and Under Eaves)

Garage 12 sq m/ 128 sq ft

House, Garage, Under 1.5m and Under Eaves 152 sq m/ 1640 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Important notice: Ashdown Marks, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ashdown Marks have not tested any services, equipment or facilities.

9 Milner Street

London, SW3 2QB

Tel: +44 (0)20 7589 3353

[www.ashdownmarks.co.uk](http://www.ashdownmarks.co.uk)

**ASHDOWN MARKS**  
PROPERTY CONSULTANTS