## GLEBE PLACE CHELSEA SW3



Having never been on the open market since its construction in the 1920s, this is an exciting opportunity to acquire a truly unique studio house with the rare attribute of a garden, positioned on one of Chelsea's most desirable streets.

















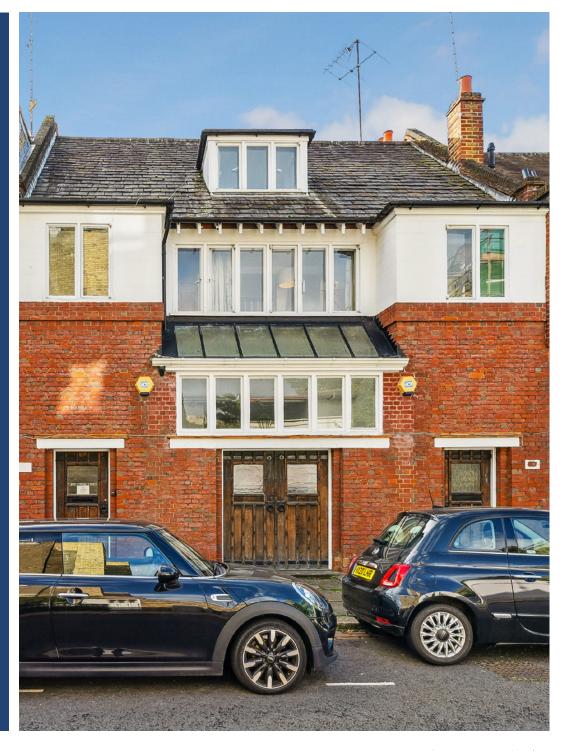


This remarkably special house benefits from a spectacular studio style reception room with 7.6m ceiling height and a private south facing garden. The property is presented in an unmodernised condition providing an incoming purchaser with an exceptional and rarely available opportunity to create a most exciting home.

Subject to necessary consents, there is the potential to significantly enlarge the house and substantially alter the layout to allow for a wide variety of designs and accommodate for a very special way of living.

- Exceptional Ceiling Heights
- 700 sq ft Garden

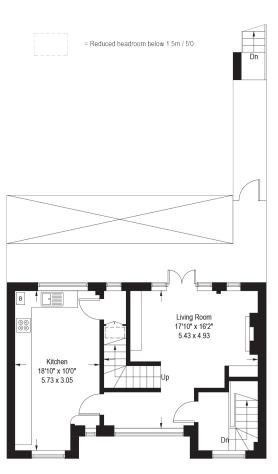
- Best in Class Address
- Truly Unique Accommodation

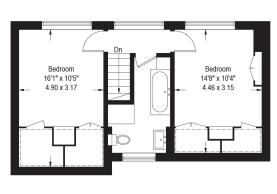


## APPROXIMATE FLOOR AREA

211.4 sq m / 2,276 sq ft Reduced headroom 8.6 sq m / 92 sq ft Total 220 sq m / 2,368 sq ft







SECOND FLOOR

GROUND FLOOR

Garden 29'8" x 24'11" 9.05 x 7.60 (Approx)

Reception Room / Kitchen 30'1" x 28'10"

9.16 x 8.80

(CH 24'11/7.6)

> 10'0" x 9'1" 3.06 x 2.78

> > FIRST FLOOR

GUIDE PRICE £4,500,000

TENURE Freehold

> EPC E

COUNCIL TAX BAND

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

## Maskells

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