



CHATTERTON | REES



7 Moore Street  
London, SW3 2QN

£6,750,000



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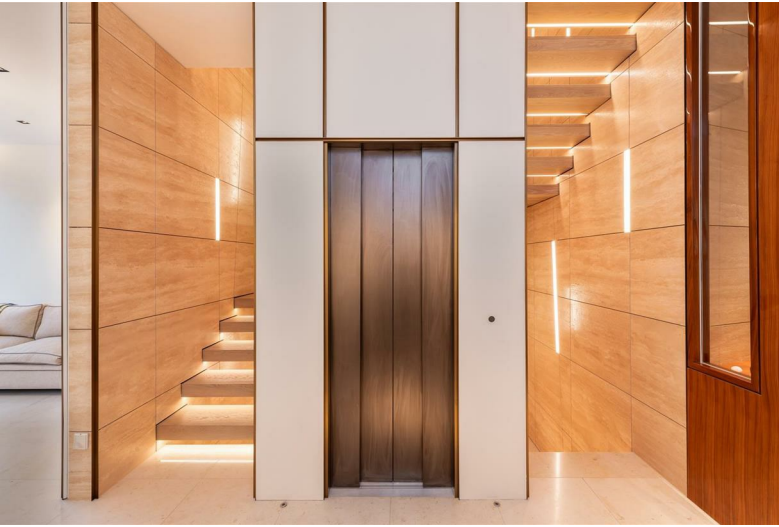
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# 7 Moore Street



## Description

A fantastic opportunity to purchase a newly developed townhouse in the heart of Chelsea. The property features 4 bedrooms, 4 bathrooms, 3 terraces, a garden, wine cellar and a fully functioning lift - Which is extremely rare for a house of this nature. The house has been rebuilt from the ground up with the highest specifications and technology to provide luxurious family living behind a beautiful period façade.

The property includes 2 large reception spaces, a bespoke fully fitted kitchen, large dining room, an office/library, 4 double bedrooms all with en-suite bathrooms finished with bespoke marble, a temperature controlled wine cellar and a fully functioning lift to carry you effortlessly from floor to floor. The house also features 3 roof-terraces and a 20 ft garden.

The property is located on Moore Street in Chelsea, moments away from the Kings Road, Sloane Street and Sloane Avenue - With an abundance of designer shops, restaurants and boutiques all in exceptionally close proximity.

- Freehold
- Garden
- Lift
- Air Conditioning
- 3 Roof Terraces
- Newly Refurbished

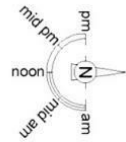




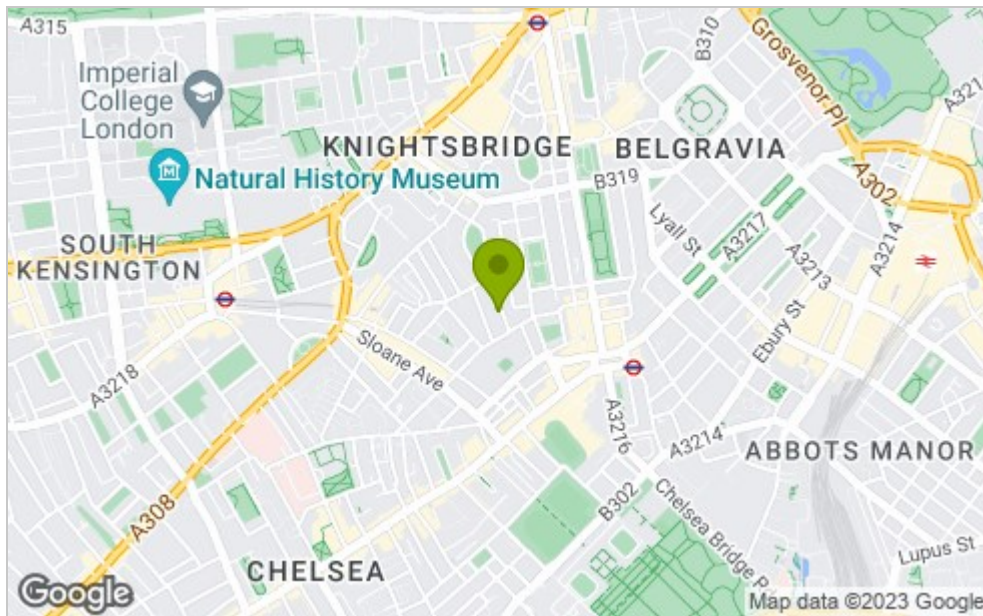
# Floor Plan

## Moore Street, SW3

Approximate Area = 2557 sq ft / 237.5 sq m  
 Plant Room = 53 sq ft / 4.9 sq m  
 Total (Excluding Insulation Thickness) = 2610 sq ft / 242.4 sq m  
 Approximate Area = 2723 sq ft / 253 sq m  
 Plant Room = 53 sq ft / 4.9 sq m  
 Total (Including Insulation Thickness) = 2776 sq ft / 257.9 sq m  
 Including Limited Use Area (24 sq ft / 2.2 sq m)  
 Approximate Outside Space = 734 sq ft / 68.2 sq m



# Area Map



# Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	