



CHATTERTON | REES



## 22 Smith Terrace, London, SW3 4DL

**£4,000,000**

A stunning three bedroom house on the highly sought after Smith Terrace in Chelsea. Spanning in excess of 2020sqft this house has been totally remodeled by the current owner with an impressive entrance that leads down in to the main living area that has floor to ceiling glass rear wall that opens on to the terrace garden.

The kitchen that has all Gaggenau appliances is on the lower floor with great storage space and bi fold doors to a further small terrace area allowing natural light and air in to the lower level.

There are three double bedrooms with the master being on the top floor and all three benefit from en suite bathrooms and top quality built in storage.

The house itself has virtually been rebuilt since the owner first purchased the house leaving it very well balanced throughout with high ceilings on all floors especially the ground and the lower, as well as renewing all AV this year the air conditioning has also been upgraded throughout.

Should a buyer wish to make a 4th bedroom there is plenty of space to mirror some others on the street however the seller was only in need of the three as you can see on the plan.

Located only moments from the Kings Road, Burton Court and Sloane Square with supermarkets like M&S and Waitrose very close by along with all the cafes and restaurants the Kings Road has to offer.

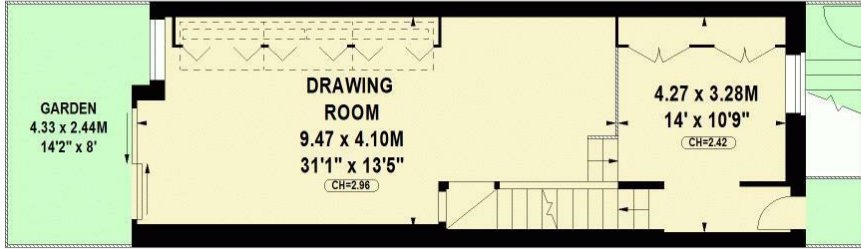


# Floor Plan

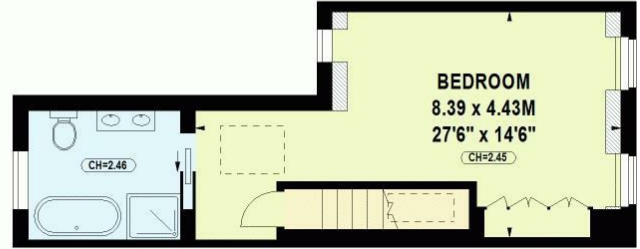
## SMITH TERRACE, SW3

Approximate Gross Internal Area 189 sq m / 2034 sq ft

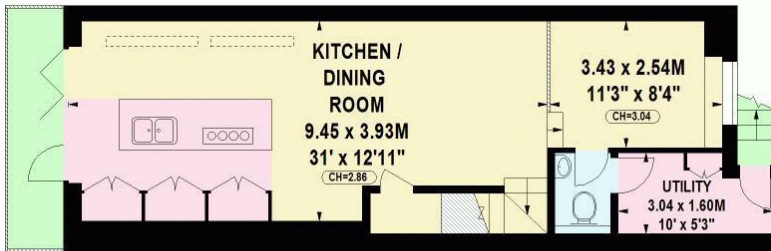
Key: CH = Ceiling Height  Under 1.5m head height



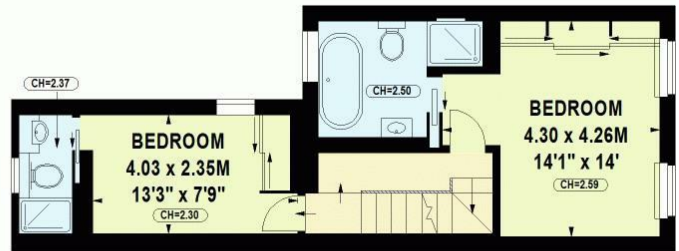
Ground Floor



Second Floor



Lower Ground Floor



First Floor

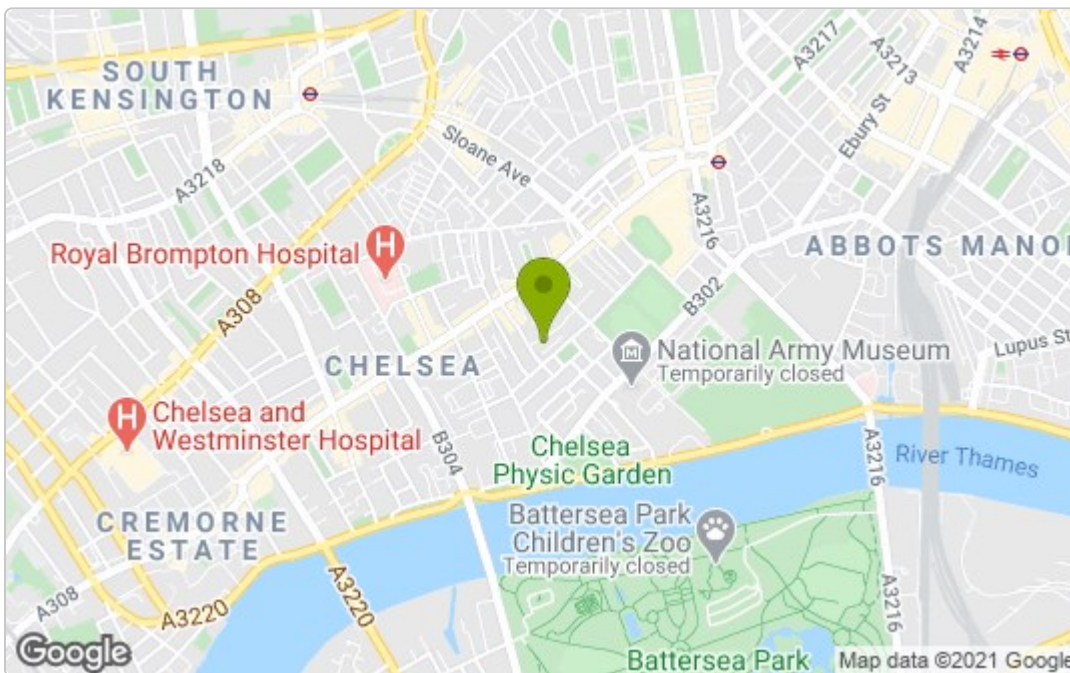
Floor Plan produced for John D Wood by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

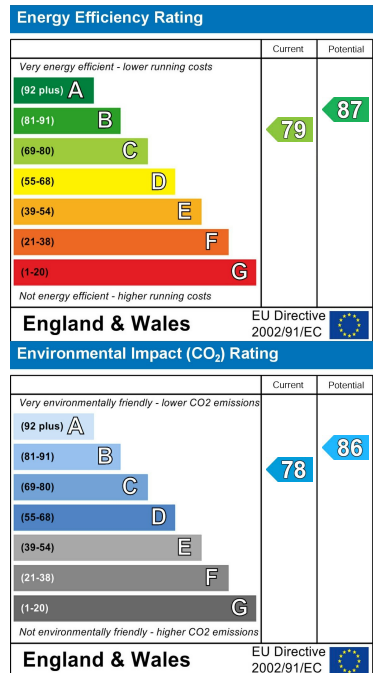
All measurements are maximum, and include wardrobes and window bays where applicable

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level

## Area Map



## Energy Efficiency Graph



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