



CHATTERTON | REES



38 Rawlings Street, London, SW3 2LS  
£2,995,000





# 38 Rawlings Street

London, SW3 2LS

- Freehold House
- 3 Bedrooms
- 3 Bathrooms
- Prime Chelsea Location
- Open Plan Kitchen & Living Space
- Private Patio

This impeccably designed Chelsea home spans over 2,000 square foot of thoughtfully arranged living space, situated on a quiet and highly sought-after street.

The expansive open-plan kitchen features bespoke German cabinetry, Brazilian marble worktops and Miele appliances, creating an ideal environment for family gatherings and entertaining. The property also has a convenient utility room enhancing the practicality of daily living, two elegant reception rooms and access to a spacious patio garden offering a welcoming setting for outdoor dining.

The home is equipped with underfloor heating throughout, ensuring comfort year-round and features a comprehensive CCTV and alarm system for added security. The interiors showcase beautiful hardwood parquet flooring, complemented by an electronic door entry system for convenience and privacy. The residence boasts three well-appointed double bedroom suites, each with fitted bespoke cabinetry and marble bathrooms.

Additionally, planning permission has been granted for a three-storey rear extension across the ground, first, and second floors (Reference: PP/22/05556), presenting a unique opportunity to expand this remarkable home further. This residence offers an exceptional opportunity for refined living in the heart of Chelsea.

Rawlings Street is a charming and highly sought-after residential street located in the heart of Chelsea, one of London's most prestigious neighbourhoods. Nestled between King's Road and Sloane Square, Rawlings Street offers a perfect blend of quiet residential living while being just moments away from some of the best amenities and attractions that Chelsea has to offer. The area is renowned for its fashionable boutiques, fine dining restaurants, and vibrant cultural scene, including the iconic Saatchi Gallery and The Royal Court Theatre, all within easy walking distance.

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## Directions

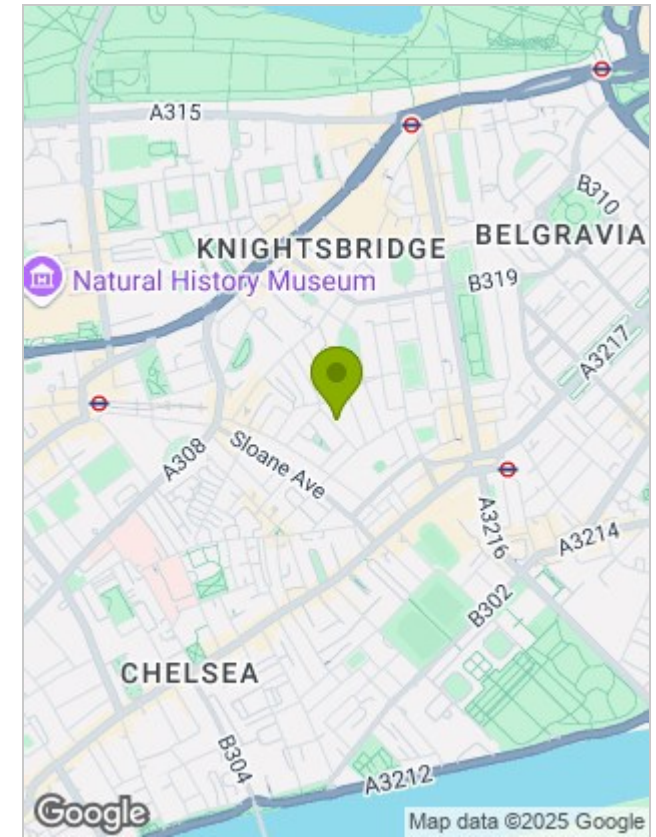




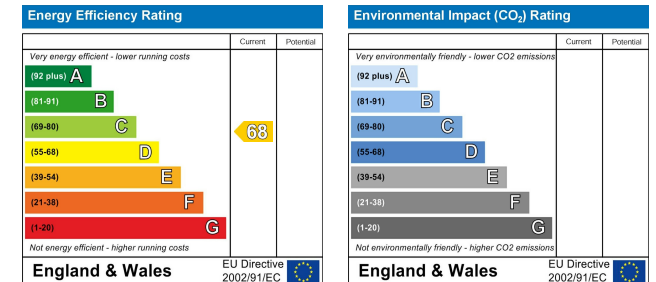
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.