

RUSSELL SIMPSON

Spectacular six-bedroom contemporary
London townhouse with swimming pool
and garage parking

WHISTLER SQUARE
BELGRAVIA SW1W



Whistler Square
Belgravia SW1W

£47,000,000

BEDROOMS 6	INTERNAL 13,365 SQ FT	OUTDOOR 1,840 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 5		EPC C	COUNCIL TAX Band H
BATHROOMS 7	SERVICE CHARGE £100,000 pa	TENURE Freehold	AMENITIES Garage, Lift, Pool, Garden & Gym



The Property

Majestic modern family home offering gym, garden and roof terrace with London skyline views.

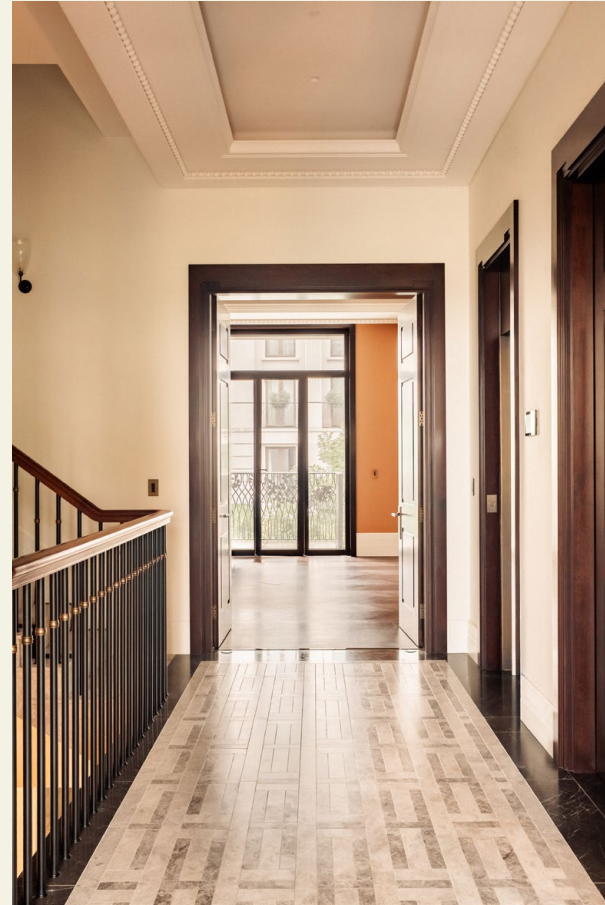
This exceptional property offers a mix of generous living areas well-suited to entertaining, combined with extensive health facilities and private family areas.

Entering the house on the raised ground floor, the lobby leads into an impressive staircase hall. This leads through to a generous reception room with hardwood flooring and wide windows overlooking the garden. In addition, this floor features a second reception room with elegant panelling, as well as a cloakroom and butler's pantry.

The first floor features front and rear reception rooms. These are both wide and beautiful rooms with 3.4m ceilings and French doors opening onto balcony spaces.









The lower ground floor centres on a well-proportioned open-plan kitchen with an island breakfast bar. It includes natural stone splashbacks, and Wolf/Sub Zero appliances. This flows through to a family television area, while a pair of bifolding French doors lead out into the garden. In addition, this floor features a kitchenette, a staff flat with bedroom, bathroom and sitting room, and considerable storage space.

The basement floor features an 11m swimming pool. It also features a sauna with stone walls, a steam room with timber walls, a bathroom and gym. In addition, it contains a playroom, a second WC, and access to the underground garage.







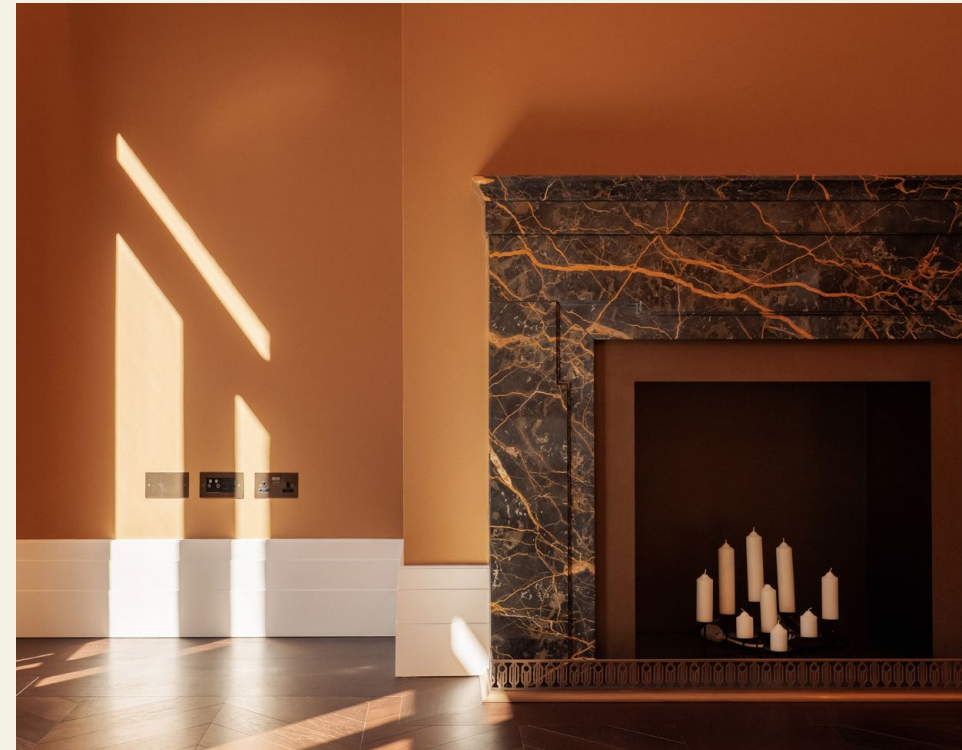


The second floor is entirely occupied by the principal bedroom suite, including bedroom, bathroom with both shower and bath, a large dressing room and additional wardrobe space. The third floor features four more bathrooms, all ensuite.





The Design



This contemporary London townhouse has elegant interiors finished to an exceptionally high standard and presented in immaculate condition. They include bespoke joinery, antique brass ironmongery, a Lutron lighting system, state-of-the-art audio and visual systems, and both underfloor heating and comfort cooling. The house also features two lifts, one connecting every level of the house, the other linking the basement floor to the main living spaces.



Russell Simpson

Whistler Square





Outdoor Spaces

The house includes a secluded garden over two separate levels. It was designed by Gustafson Porter, with a pergola covered in climbing plants.

The property also offers a roof terrace with spectacular views over the Chelsea skyline. Furthermore, there is basement garage parking for two to three cars and private secured storage available.





The Neighbourhood

Whistler Square is named after the American artist James Abbott McNeil Whistler, who lived in Chelsea and painted the neighbourhood often. Part of the magnificent Chelsea Barracks development, its contemporary classical architecture is inspired by London's grandest garden squares.

This property combines the freedom and independence of a London townhouse with the security and amenities of a development. From here, Sloane Square underground station is close, while the many restaurants and shops of Chelsea are within easy reach.

The Building

Chelsea Barracks offers spa and gym facilities for the exclusive use of residents and guests, accessed via the lower ground floor of the home. It includes:

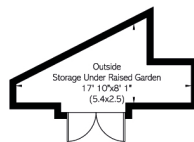
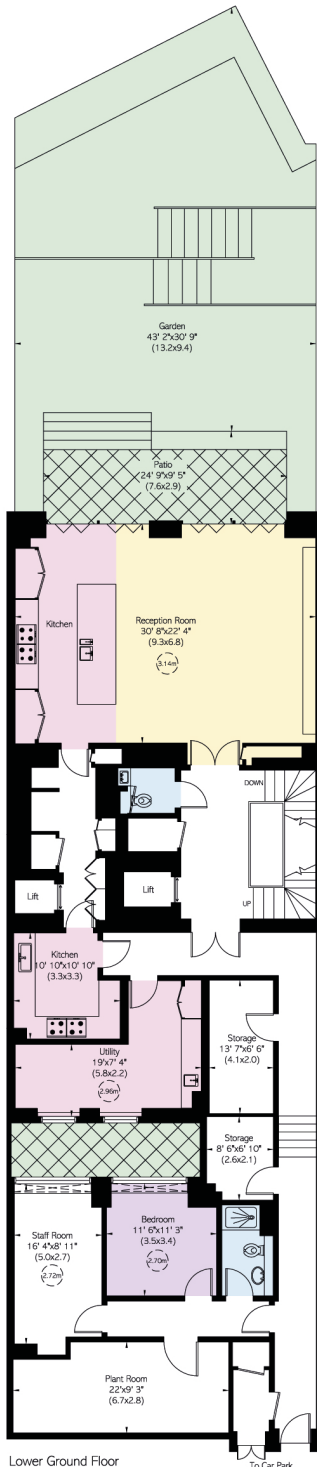
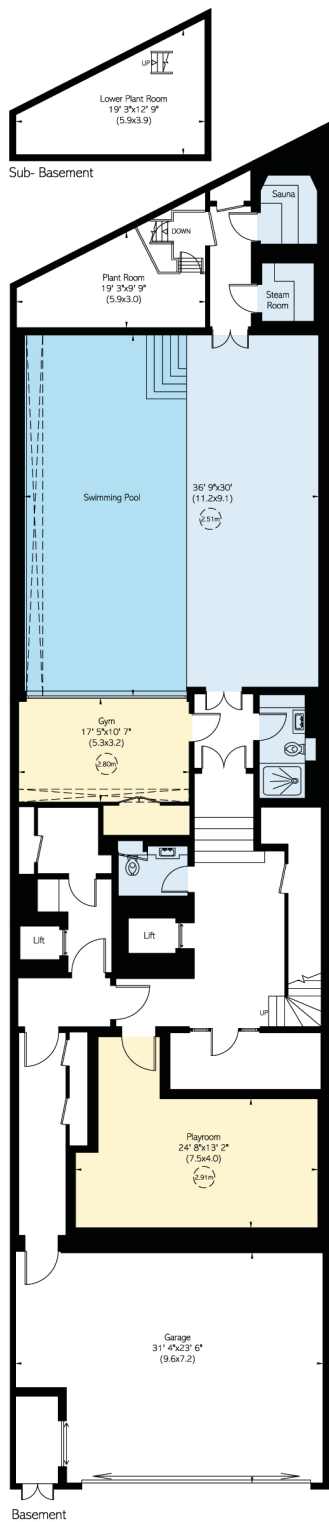
- Lobby and reception area
- 20m swimming pool
- Male experience shower, steam room and sauna
- Female experience shower, vitality pool, steam room and sauna
- Unisex steam room and sauna
- Three relaxation areas
- Unisex tepidarium
- Two experience showers
- Unisex vitality pool
- Two treatment rooms
- Cardiovascular gym
- Resistance gym
- Private training studio

Chelsea Barracks also provide function rooms, office space, a residents' lounge, a 16-seat cinema, and games room. In addition, a 24-hour porter & concierge lifestyle services are available across the estate, including:

- Taxi pick-up and drop-off
- Valet parking
- Deliveries and collections
- Refuse management
- General queries

Finally, Chelsea Barracks offer 24-hour manned security across the entire estate, including comprehensive CCTV coverage. Additional townhouse measures include:

- Owner-controlled external surveillance to entrance door and rear garden
- Video entry system
- High security locks to main entrance door
- Security locks fitted to all external windows



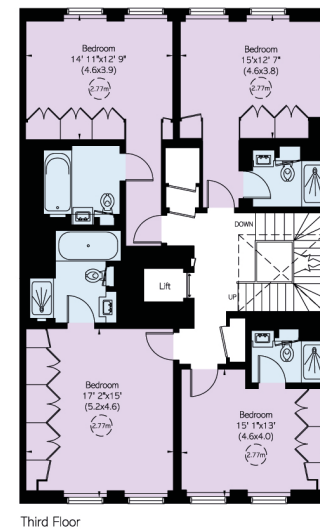
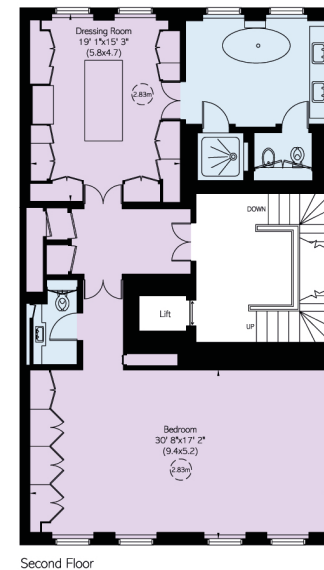
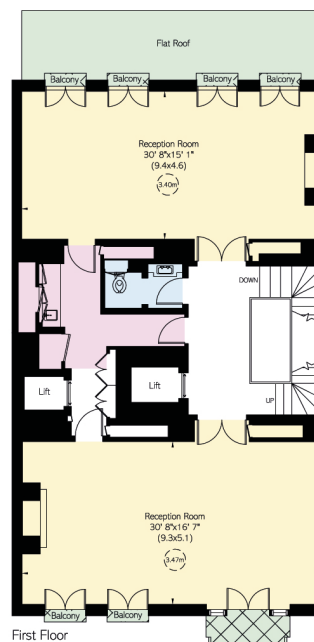
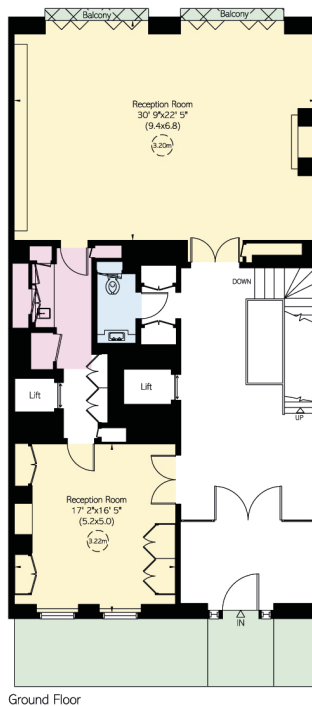
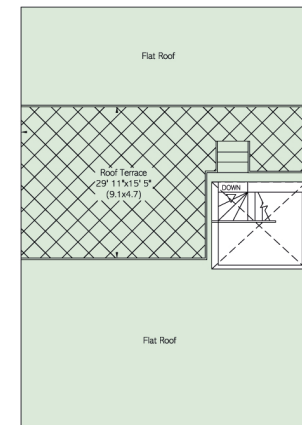
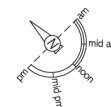
Whistler Square, SW1

Approximate Internal Area
13,365 sq ft/ 1,242 sq m

Including outside storage under raised garden
95 sq ft/ 9 sq m
Outside Area
1,840 sq ft/ 171 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





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October 2021