



**BEAUCHAMP  
ESTATES**

**Manresa Road**

CHELSEA





## Townhouse in Henry Moore Court, Chelsea SW3.

 5  4

### Exterior

Set within Henry Moore Court, this townhouse forms part of a landscaped development on Manresa Road, a tree-lined street just off the King's Road. The property has direct access to a courtyard garden from the kitchen/breakfast and dining area, with residents also benefiting from portorage, a high level of security and underground parking directly accessible from the house.

### Highlights

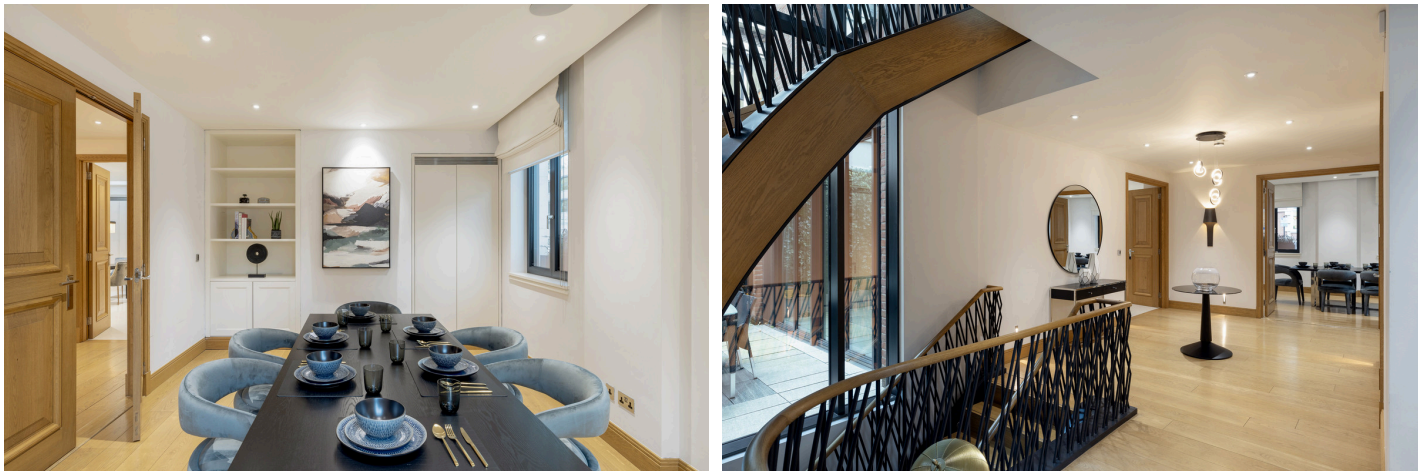
- High specification throughout
- Courtyard garden access from the dining area
- Underfloor heating





## Interiors

The house provides updated audio-visual and lighting systems, modern furnishings and a high specification throughout. A grand entrance hall leads to the kitchen/breakfast room and dining area, while the first floor includes a large reception room with good natural light. The upper floors provide the principal suite with dressing room, along with further bedroom accommodation. The lower ground floor is arranged for flexible use, with a cinema/games room, wine room, study, utility space and internal access to the underground parking.

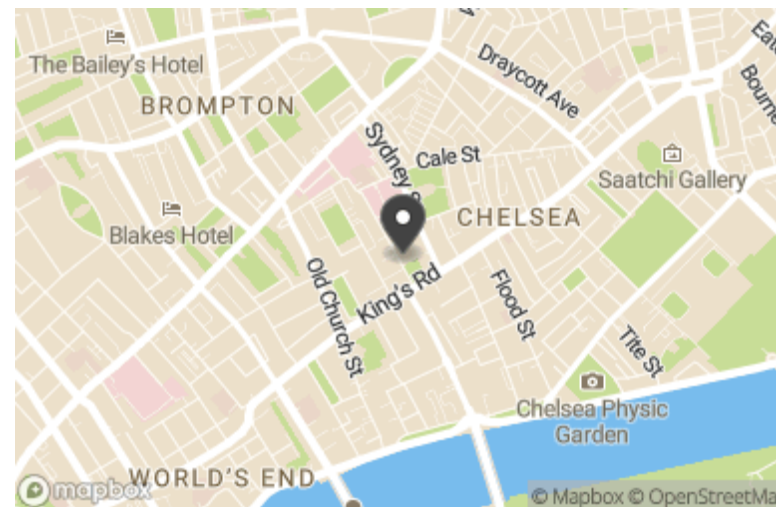


## Features

- 24/7 Concierge
- Cinema Room
- Furnished
- Underground Parking

## Location

Henry Moore Court is positioned just off the King's Road, with access to the shops, restaurants and amenities of Chelsea, as well as nearby Fulham Road. South Kensington and Sloane Square Underground stations are approximately 0.8 miles away, providing access to the Piccadilly, District and Circle lines.



# Terms

Price: £8,950 per week

Tenure: Leasehold

Local Authority: RBKC

Council Tax: H

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

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## Henry Moore Court, Manresa Road, SW3

APPROX. GROSS INTERNAL AREA \*  
4561 Sq Ft - 423.93 Sq M  
(Excluding Parkings)

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:  
CH - Ceiling Height



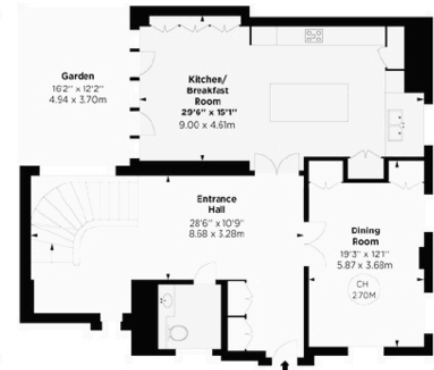
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR





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