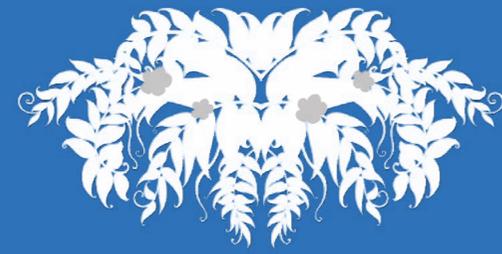




1 RANELAGH ROAD

K444 HCL



1 RANELAGH ROAD

Let us set the scene...

Built in 1857 in late Georgian style when the renowned architect Thomas Cubitt's development of Belgravia reached southwards towards the river, Number 1 Ranelagh Road is a fine example of elegant period architecture. This impressive townhouse retains many of the stunning original features you would expect of a property from this era.

Spanning an extensive 5 floors and up to 6 bedrooms, this is a substantial home, at just over 2300 sq ft.

It is hard to believe that you could find a quiet area to live whilst also being in the centre of Pimlico, but that is just what you have here. Ranelagh Road is a cul-de-sac, with no passing traffic, plenty of on-street parking and a planned EV charging point and designated parking bay within 3m of the front door.

This area has been home to many notable people through the years. If you like to spot Blue Plaques, there are plenty here. A few doors from this property, you will find the former home of Douglas Macmillan, who founded the Macmillan Cancer Care charity.

With a variety of coffee shops, delicatessens and restaurants a stone's throw away, you will be spoilt for choice on where to pick up a quick bite, shop in Sloane Square, the boutiques of Elizabeth Street or have a leisurely brunch on the weekend. Tate Britain is 10 minutes' walk away, the National Gallery a longer stroll through St James Park past Buckingham Palace and Public transport links are excellent. The Thames is close by and Battersea Park just across Chelsea Bridge.



Come on in...

The wide entrance hall welcomes and invites you to explore the home. Glazed double doors lead into the imposing dining room with 3.5m high ceilings. An opulent room perfect for hosting long dinner parties with old friends. The towering ceilings bordered with an ornate gilded cornice and wonderfully high sash windows tell of the grandeur of this home.



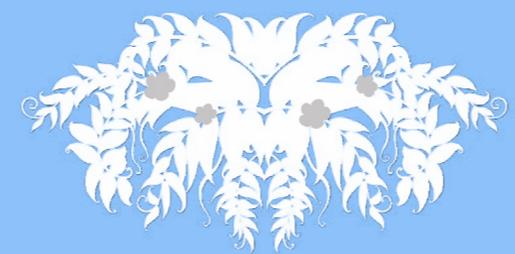


It is an absolute joy to prepare a meal with such a pleasant outlook. The kitchen, located next to the dining room, has an open view over the rear courtyard below to the gardens and majestic plain tree beyond.



As the staircase begins to climb up through the property, you will see the beautiful, feature curved wall from the main reception room. This exquisite formal living room has a working fireplace with open gas fire basket and marble surround. Each of the great windows offers extensive views, has a Juliet balcony and bathes this elegant room with natural light throughout the day.





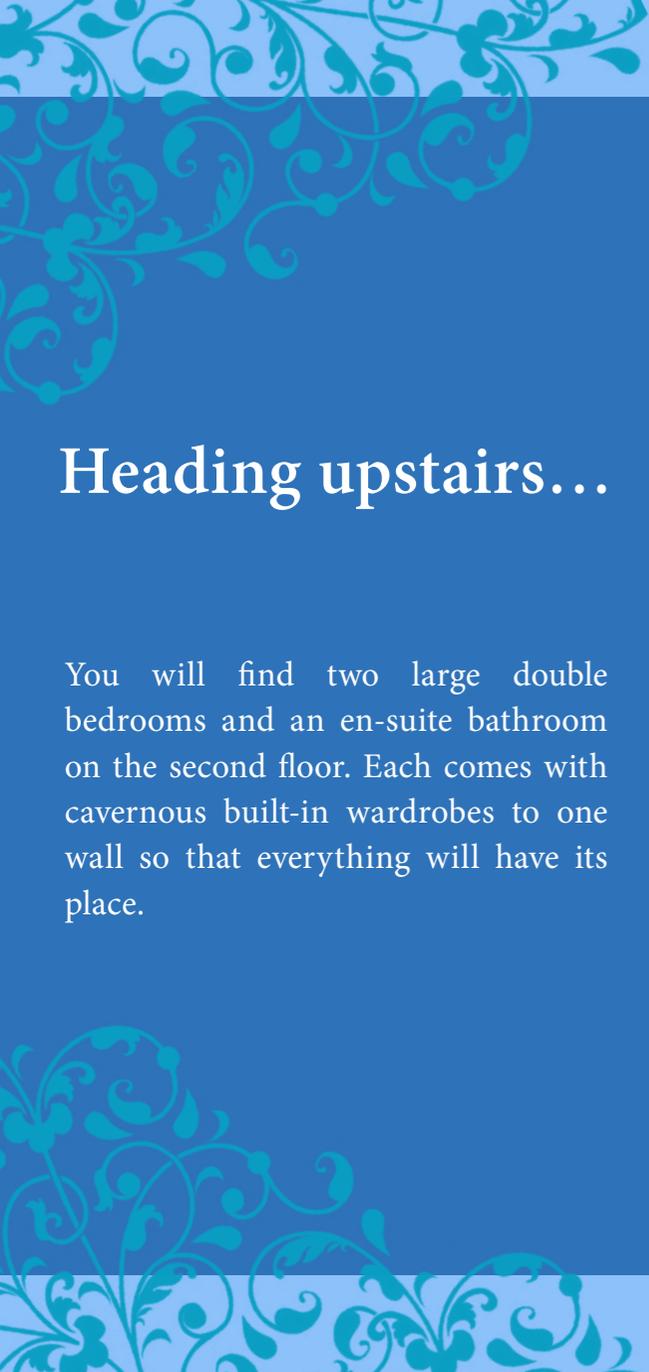
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‘There are private garden squares in the vicinity which take external key holders, giving access to tranquility and beautiful borders. The current owners belong to Eccleston Square.’



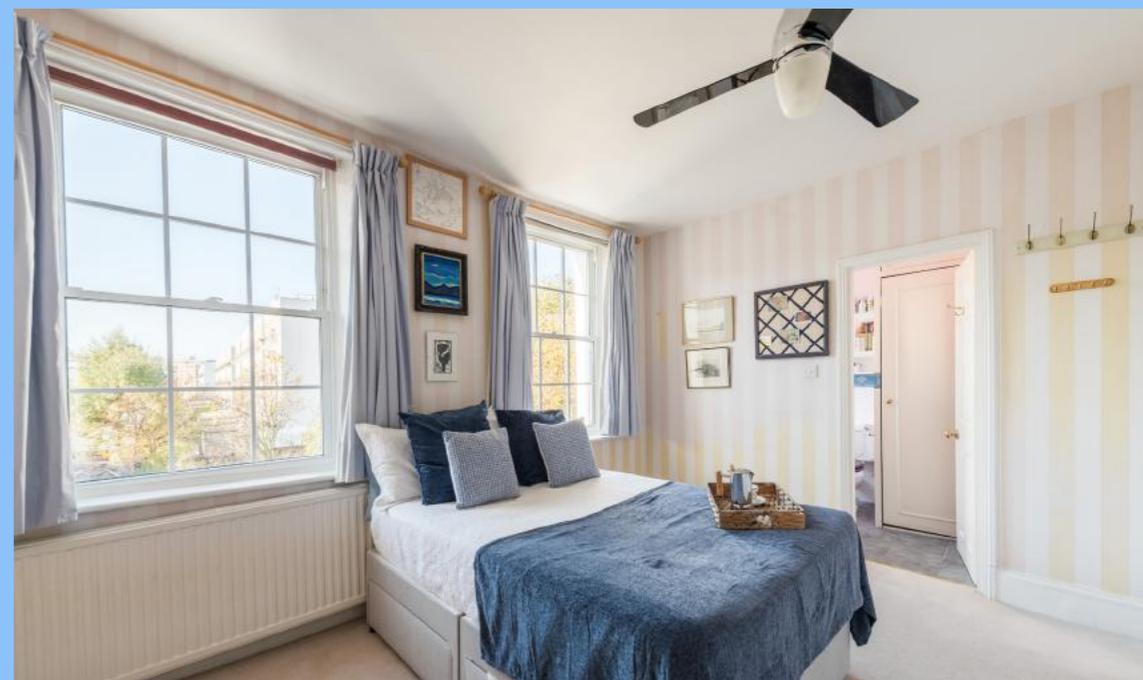
With such a sizable home, it is little surprise that this property has a library. Located just off the living room with a view that matches the kitchen, this room makes a lovely study or a third reception room. When entertaining, the double doors from the living room can be thrown open to increase the space for guests. Or you can close them off and seclude yourself in your library as you work, taking in the unobstructed views as you search for inspiration. Both the intercommunicating rooms have high ceilings and 'Egg and Dart' corncicing.





Heading upstairs...

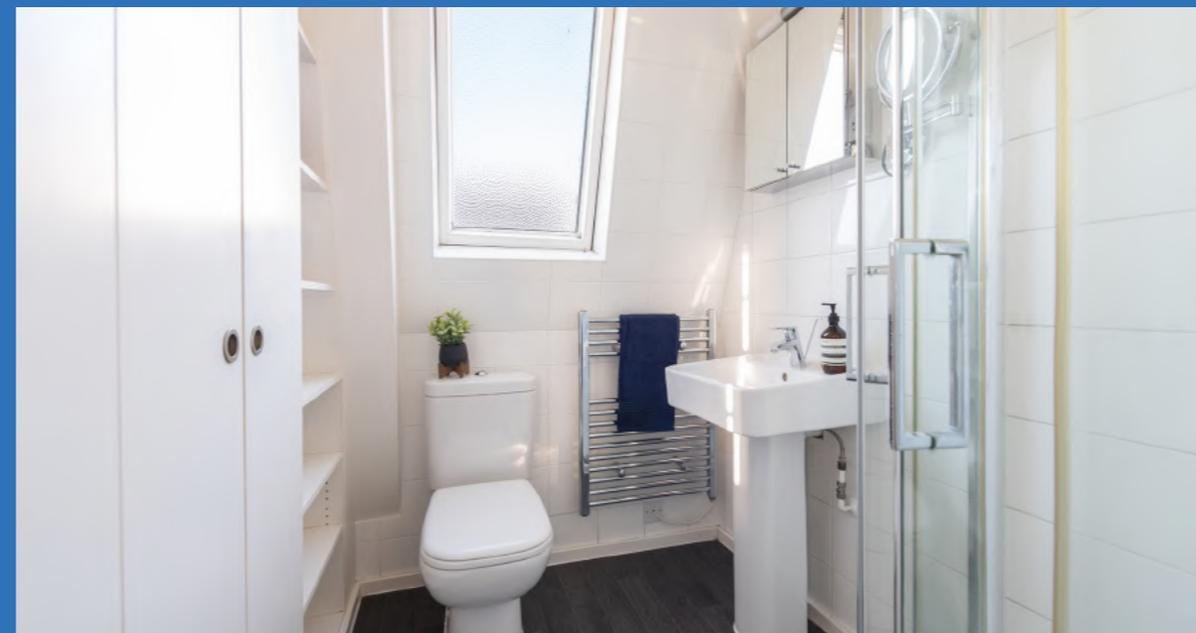
You will find two large double bedrooms and an en-suite bathroom on the second floor. Each comes with cavernous built-in wardrobes to one wall so that everything will have its place.





Finally, as you arrive at the top floor of this seemingly endless property, you can take in the outstanding views over the neighbouring rooftops. The largest of these rooms was formerly used as the master bedroom. Due to the excellent natural light that beams through these windows, it is now used as an artist studio.

The smaller bedroom just off to the side of this room has an en-suite shower room. This could easily be used as a master suite, with the smaller bedroom making a fantastic walk-in dressing room. It's an oasis of calm, high up above the hustle and bustle of London life.'





Lower ground...

The lower ground floor could be used as a self-contained apartment due to the separate internal and external access. There is a living room with a modest kitchen, shower, and double bedroom, making it an excellent annexe, or teenagers' 'pad', or perhaps used as serviced accommodation that would generate an income.

Formerly used for coal, 2 spacious vaults to the front of the property now give excellent storage. They would make a fabulous wine cellar or offer the potential for development.

The rear courtyard is perfect for enjoying a quiet coffee in the morning as the sun rises and the world begins to wake up or summer cocktails in the evening. Private and contained, and plenty of space to house a table, chairs, and vibrant plants to brighten up your day.



Floor Plan

Ranelagh Road, SW1V
 Approx. Gross Internal Area *
 2316 Ft² - 215.16 M²
 Vaults
 Approx. Gross Internal Area *
 150 Ft² - 13.94 M²



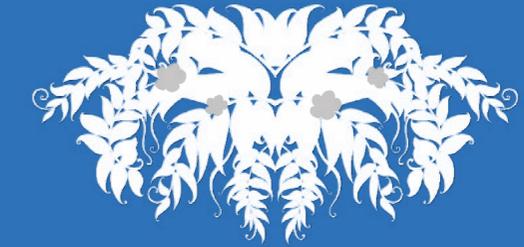
Ceiling Height - 3.53m



Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice
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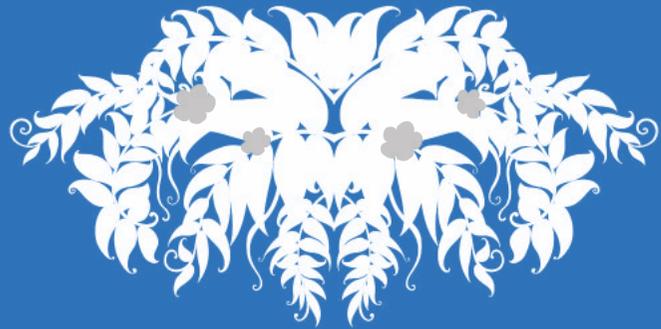
Specifications:

- Close to transport links
- Gas central heating
- Gas fire place with marble surround
- High ceilings
- Paved garden
- Original period features
- Rare, wide property
- Ample built-in storage



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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1 Ranelagh Road, London, SW1V 3EX

Benjamin Scrace

07468497488

benjamin.scrace@nestseekers.com

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