

CHELSEA
SQUARE



CHELSEA SQUARE LONDON SW₃

Newly refurbished lateral family house on one of London's premier squares. Beautifully presented and extended under the full footprint of the building, this bright house offers beautifully balanced accommodation, and a feel of wonderful lateral space.

The house is situated just off the King's Road, and benefits from private parking for two cars as well as access to one of the largest private residents' square gardens in Chelsea. So for a family looking for a state of the art home within one of the best addresses in one of the world's leading global cities, they need look no further than this property.

There are good transport links with South Kensington station approximately 0.4 miles away, Gloucester Road station approximately and Sloane Square station approximately 0.9 miles away (all distances and times given are approximate).



















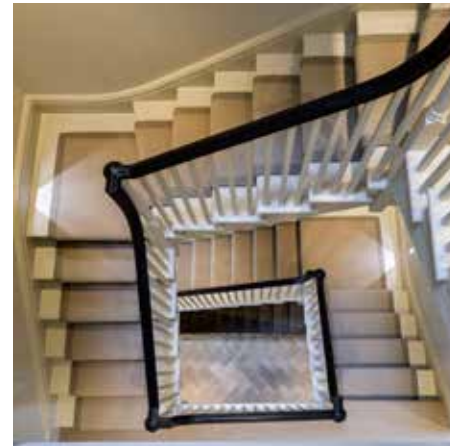












DESIGN

Dachshund Developments Ltd (developers)
Richard Parr and Associates (architects & design)
Inspired Dwellings (AV design)
Re light (lighting design)
Knight Frank Interiors / Accouter (furnishings)
B&G construction (contractors)
MJP (garden design)

ROOMS

6 x bedrooms
7 x bathrooms / shower rooms
2 x WC's.
Master dressing room & Study
Kitchen
Dining Room
Drawing room (double)
Family room with bar
Walk in, glazed, temperature controlled wine storage/cellar
(circa 2,500 + bottles)
Home gym with sauna and steam room
Utility room
Plant room

OUTSIDE SPACE

Top floor mansard balcony
Large roof terrace
Courtyard Garden
Access to Chelsea Square Gardens
Off street Parking x 2
Stone / marble (sourced and chosen in Italy)

KITCHEN

Verona Gris (counter top and drainage inserts)
Arabescato (kitchen island)
BSI17 (kitchen and courtyard floor)

MASTER BATHROOM

Teresa White (floor)
Sliver Travetine (feature wall, splash back)
Arabescato (bath, vanity unit, shower walls)

SECONDARY BATHROOMS

Lipica fiorito (walls)
Basalt (floors)

WC'S

Fiero De Bosco (walls)
Acero (countertop)

EXTERNAL (FRONT)

York Stone
Appliances

KITCHEN

Gaggenau Fridge Freezer
Gaggenau combi steam oven
Gaggenau espresso machine
Gaggenau oven x 2
Gaggenau gas cooktop
Miele dishwasher
Miele Glass washer
Hafele wine rack
Dornbracht 'ultra pivot' mixer
Dornbracht boiling / cold mixer

BASEMENT BAR APPLIANCES

U-line icemaker
Liebherr fridge x 2
Whirlpool dishwasher

UTILITY

Miele 8kg washing machine
Miele 8kg Dryer

SANITARTY WARE

Czech & Speake 'DCA range' throughout
Linear slot drainage throughout
Bard & Brazier towel rails

AV

Control4 Home Control System (enables control of integrated systems through interface in-wall touch panels, tables and smart phones)
Control4 multi-room audio system
Control4 door entry system
Lutron Lighting system & keypads
B&W in-ceiling speakers (basement, ground, 1st floor)
TV Distribution infrastructure to all rooms.
Wired & Wireless enterprise grade data network throughout
(FLUKE tested)
Media Room: 5.1 surround-sound, 60" Smart HD TV, Onkyo full HD AV receiver, Blu-ray player

Drawing room: 43" Smart HD TV
Kitchen: 43" Smart HD TV
Master Dressing: 40" Smart HD TV

PREWIRED FOR:

Additional audio zones
CCTV
Projector and screen
Support Apple TV & Sky throughout.
Centralized video sources

JOINERY

Bespoke and fitted throughout.
Includes: Kitchen units & bench seat, Master Dressing room, LGF media unit, LGF bar area, wine cellar storage, hallway and landing storage throughout, storage to all bedrooms on 1st – 3rd floors

GARDEN

Courtyard: multi-stem Betula Jacquemonti, Evergreen jasmine (Trachelospermum jasmonides) & Buxus hedging.
Terrace: Ligustrum (with lavender & Ivy) & buxus hedging.
Front: Bay tree spiral stem, lavender, ivy, heather, berberis, hydrangea

IRONMONGERY

Samuel Heath 'Profile' range

DOORS

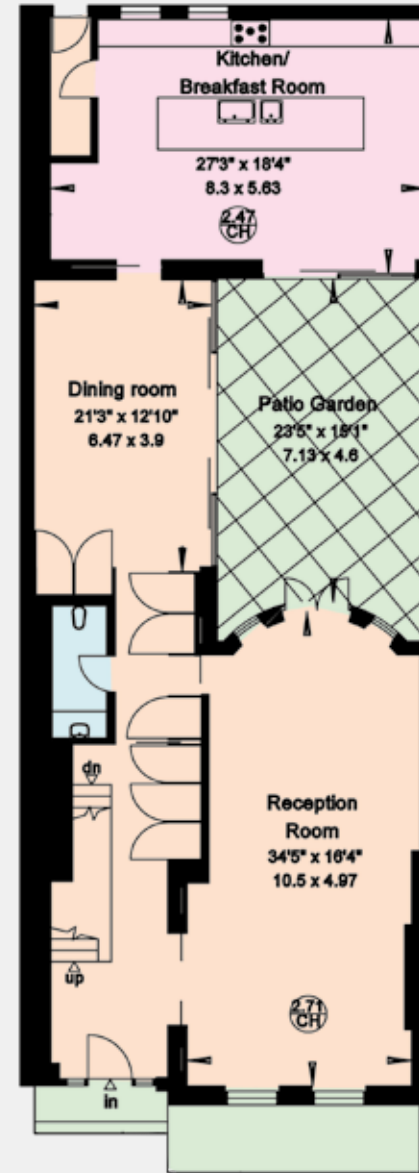
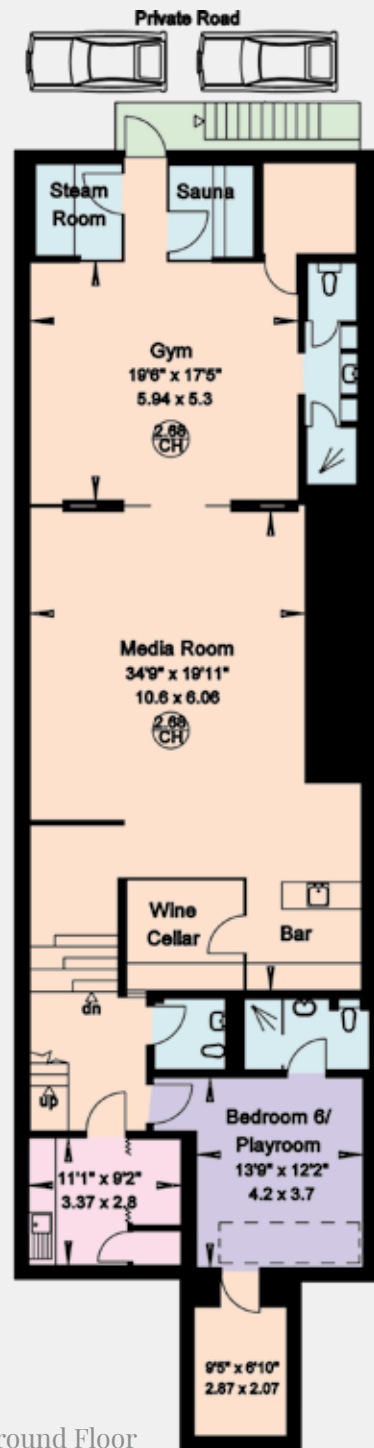
Atkey & Co (solid)
Keller 'minimal' range (glazed sliding doors)

GENERAL

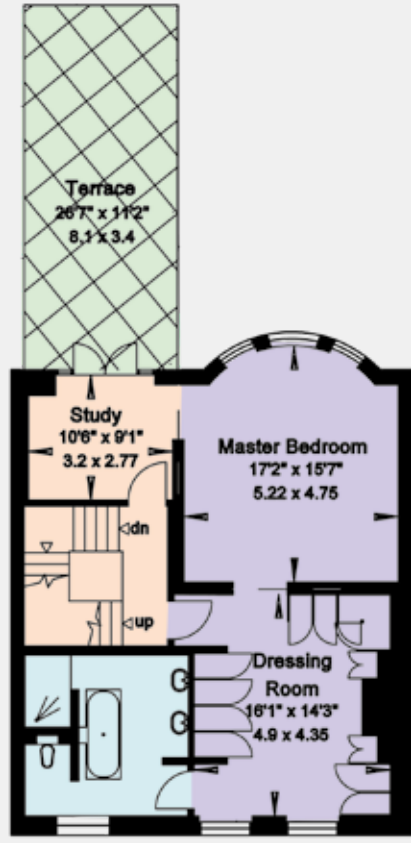
Staircase: Cantilevered, bespoke, under lit staircase (to basement)
Temperature controlled wine cellar
Bespoked design, steel 'honeycomb' wine storage
Under floor heating (wet system) to GF & LGF
Electric under floor heating to all bathrooms
Air-conditioning throughout (Mitsubishi)
Frameless walk on roof lights (front external & above kitchen)
Gym bathroom: Rain shower and body jets
Fireplace (drawing room): Bespoke design, limestone surround, gas, remote controlled
Master bedroom study – 1st fix to become shower room.
LGF bedroom vaulted area: 1st fix to become staff kitchenette

Total Internal Area: 557 sq metres
6,112 sq feet (Including Eaves)

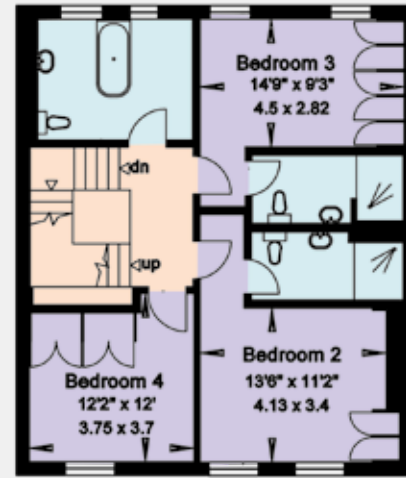
Gross Internal Area: 533 sq metres
5,745 sq feet (Excluding Eaves)



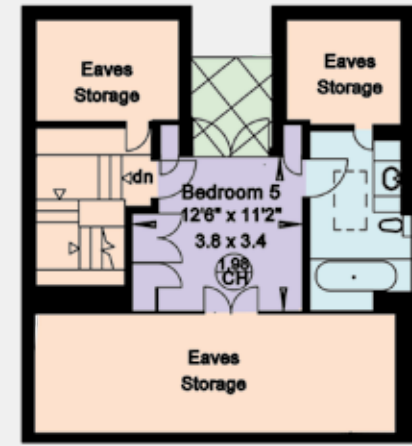
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



First Floor



Second Floor



Third Floor

TERMS

Local Authority
The Royal Borough of
Kensington and Chelsea

Tenure:
Freehold

Guide price: £18,995,000



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DACHSHUND DEVELOPMENTS