



Lamont Road

CHELSEA SW10





A stunning, modernised and incredibly rare three/four-bedroom Ten Acre Estate corner house with a south-facing garden, terrace and gated off-street parking for two cars



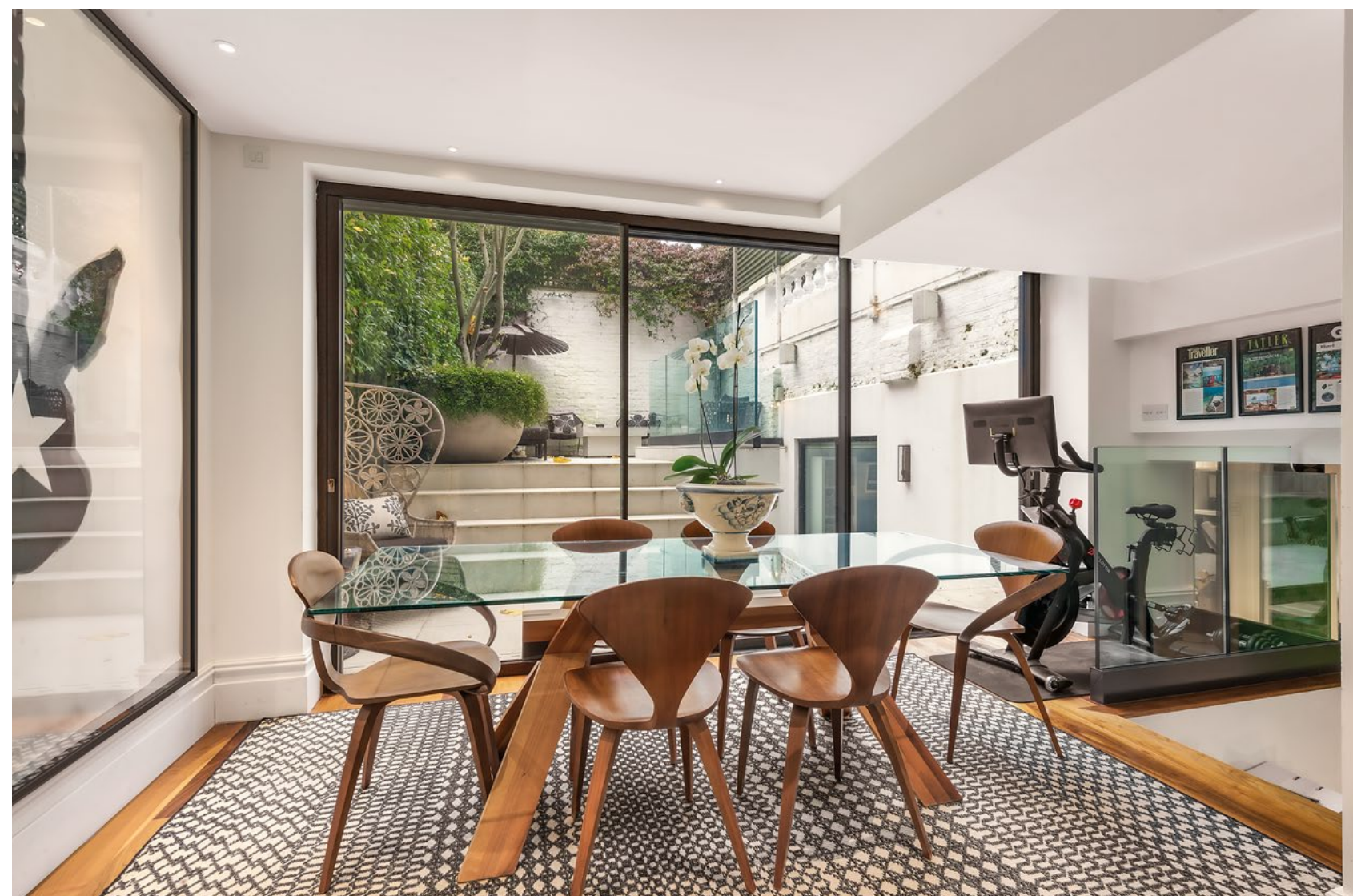


A stylish and charming family home situated on the cross section of Lamont Road and Hobury Street right in the heart of the sought-after Ten Acre Estate. This beautifully designed home enjoys rare off-street parking for two cars accessed via electric gates and a superb south-facing patio garden with a separate terrace off the reception room.

This bright and spacious house is set over four floors with a large reception room situated on the ground floor benefiting from high ceilings and a guest cloakroom.

On the first floor is the large principal bedroom with ample storage, separate dressing area and en suite bathroom with separate bath and shower. There is a family bathroom on the half landing and two well-proportioned bedrooms on the top floor. All of the bedrooms enjoy air conditioning.

The lower ground floor has been extended by the current owner to include a large open-plan kitchen/dining/sitting room emulating a country-chic space. There is also a utility room, shower room and study with doors leading out into the garden. The new extension includes underfloor heating. This exquisite freehold house boasts space, style and sophistication.







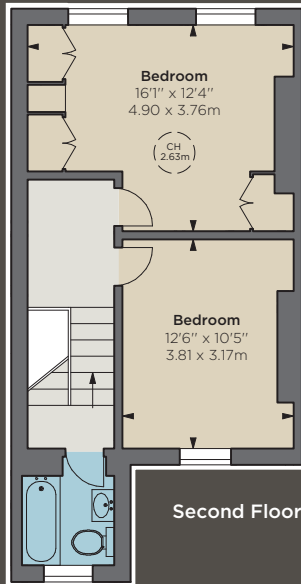
- Principal suite
- Two further bedrooms
- Family bathroom
- Double reception room

- Guest WC
- Kitchen/dining/sitting room
- Utility room
- Shower room

- Study
- Off-street parking for two cars
- Rear terrace & garden
- Front patio

The Ten Acre Estate is a hugely popular enclave of quiet, wide, tree-lined streets situated between the Kings Road and Fulham Road in the heart of Chelsea. A very community driven residential area, favoured by families, consisting of some of the oldest and most wonderful houses that Chelsea has to offer.





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Approximate Gross Internal Area
2,138 sq ft / 198.62 sq m
excluding vaults

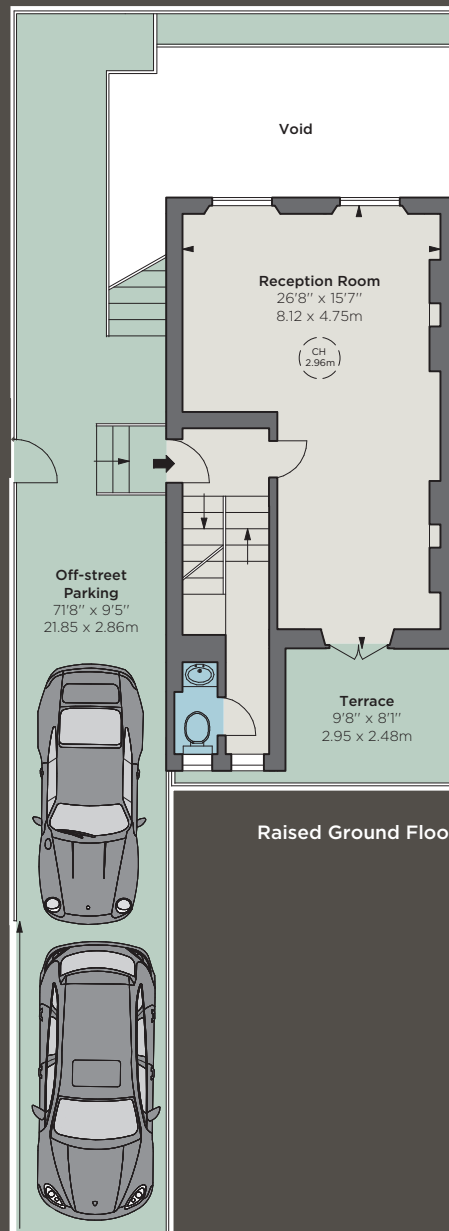
Approximate Vaults Area
21 sq ft / 2 sq m

Total Approximate Gross Internal Area
2,159 sq ft / 200.63 sq m

CH = Ceiling Heights

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Tenure
Freehold

Local Authority
The Royal Borough of Kensington & Chelsea

Council Tax
Band H

Parking
Off-street parking for two cars, residents' permit

Broadband
Installed at the property

EPC
Rating D

Guide Price
£4,350,000

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