

Lamont Road  
Chelsea



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**A beautifully presented family house with a stunning south-facing garden, ideally positioned on Lamont Road within the popular Ten Acre Estate**

Extending to approximately 2,107 sq ft, this wonderful home offers perfectly balanced accommodation and superb entertaining space throughout, combining elegant proportions with excellent natural light.

The raised ground floor features a beautifully appointed double reception room with high ceilings and an elegant sitting area overlooking the landscaped garden, creating a wonderful sense of light and tranquillity. A utility/cloakroom is conveniently situated on the half landing.

The lower ground floor has been designed perfectly for modern family living and entertaining, comprising a substantial kitchen and informal family sitting area which flows seamlessly into a charming conservatory dining room. Floor-to-ceiling glazing opens directly onto the beautifully maintained south-facing garden, offering an exceptional indoor-outdoor living experience. This floor also benefits from excellent additional storage.





2,107 sq ft / 195.82 sq m  
Three bedrooms | Two bathrooms  
Two reception rooms | House  
Freehold  
Guide price £3,850,000





Occupying the entire first floor, the principal suite provides a private retreat, further complemented by a study/office on the half landing. Two further generous double bedrooms are arranged across the second floor and are served by a well-appointed family bathroom.

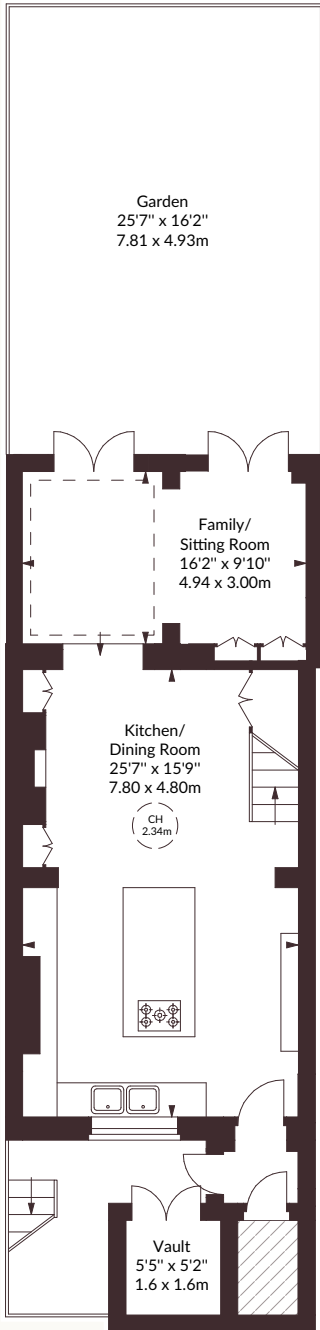
**Location**

Lamont Road is located in the much sought-after Ten Acre Estate, a family-friendly neighbourhood which is ideally situated between the King's Road and Fulham Road, making the house extremely well placed for the many local amenities.

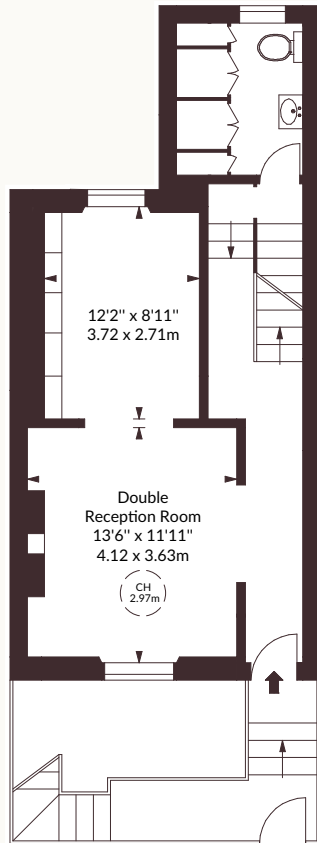
**Terms**

- Tenure: Freehold
- Local Authority: Royal Borough of Kensington & Chelsea
- Council Tax: Band H
- Parking: Residents' permit
- Broadband: Available
- EPC: D
- Asking Price: £3,850,000

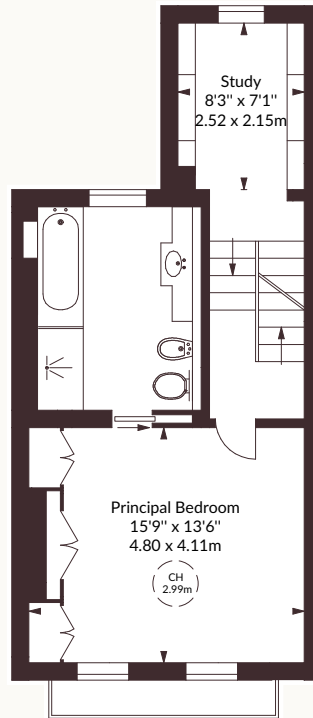




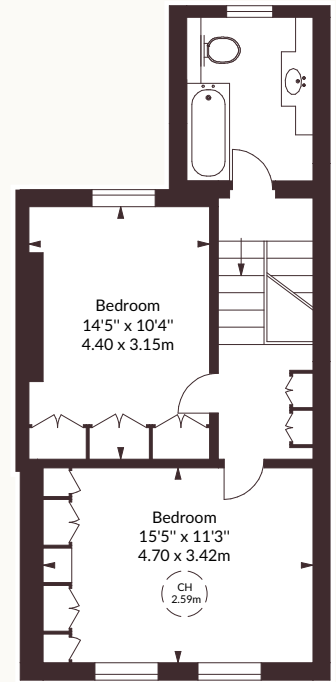
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
2,077 sq ft / 193.02 sq m  
including 1.7 sq m of  
under 1.5m, excluding vault

Approximate Vaults Area  
30 sq ft / 2.8 sq m

Total Approximate  
Gross Internal Area  
2,107 sq ft / 195.82 sq m

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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 Hatched Area: Under 1.5m  
CH: Ceiling height



## Strutt & Parker Chelsea SW10

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THE BROCHURE

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