

6 TREGUNTER ROAD
CHELSEA SW10



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An impressive seven bedroom freehold family house, set back from the street behind secure gates with off-street parking for two cars. This immaculately refurbished house is ideal for flexible and easy family living, having been thoughtfully planned and sympathetically restored to a high standard by its current owner. The property has an open plan lower ground floor with an interconnecting family room, kitchen and breakfast room, a 10 metre swimming pool, cinema and gym, a terrace at ground floor level and a stunning garden designed and landscaped by the award winning Luciano Giubbilie, a Gold Medal winner at Chelsea Flower Show.





Photographs as previously furnished



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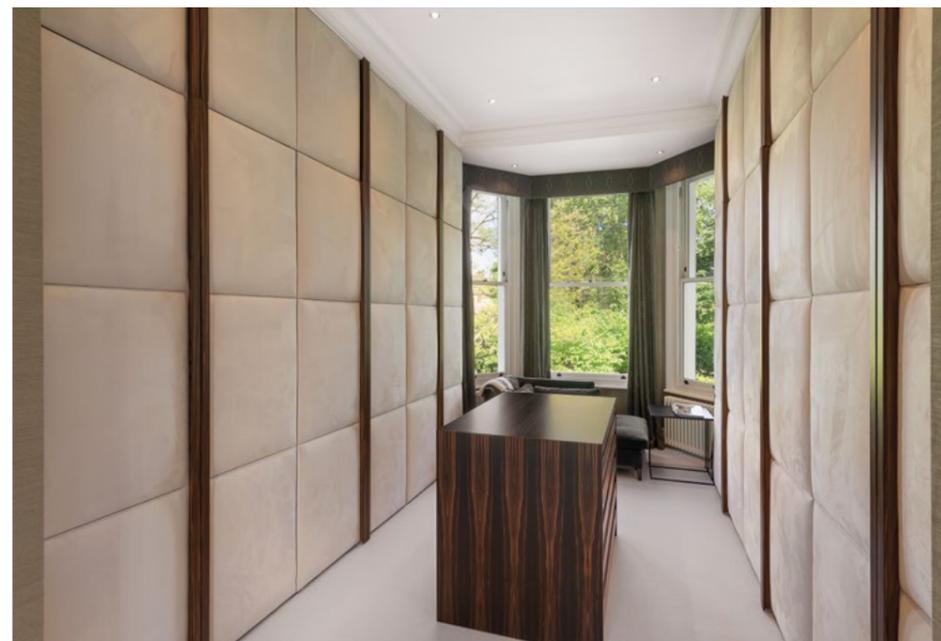


Accommodation

- Entrance hall
- Drawing room
- Dining room/library
- Study/office
- Interconnecting kitchen, breakfast room and family room
- Principal bedroom suite with dressing room and bathroom
- Five further bedrooms with bathrooms en suite
- Staff bedroom suite/ bedroom seven
- Two cloakrooms
- Cinema
- 10 Metre swimming pool
- Gym
- Massage/treatment/steam room with his & hers shower rooms and cloakroom
- Laundry
- Wine cellar
- Store
- Separate street entrance at lower ground floor
- Dumb waiter to all floors
- Decked terrace
- 51'5" Garden
- Off-street parking for two cars

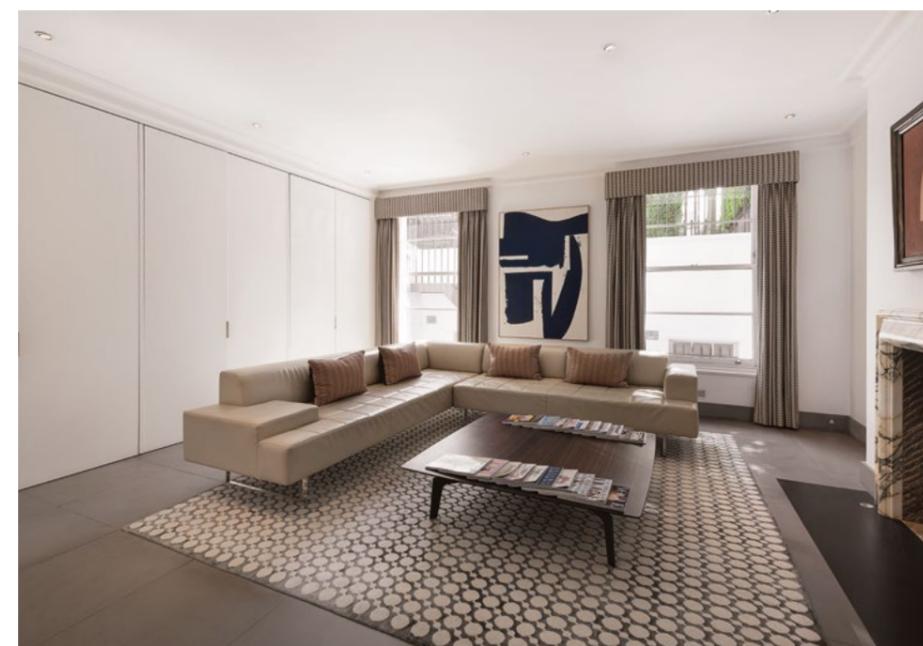
Specification

- Underfloor heating throughout
- Air-conditioning in every room
- Temperature controlled wine cellar
- Boffi kitchen fitted with Gaggenau appliances throughout
- JVC surround sound cinema with specialist joinery by Smith & Brown
- Sonos throughout the main house with Amina speakers in all principal rooms including the swimming pool
- Gym fully designed and equipped by Technogym and Escape Fitness
- 51'5" Stunning garden designed by Luciano Giubbilie, Chelsea Flower Show Gold Medal Winner with water feature by Andrew Ewing
- Principal bathroom with Staturio wall and floor marble, Arabescato decorative piece in shower wall





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NO.6 PLANS

Area

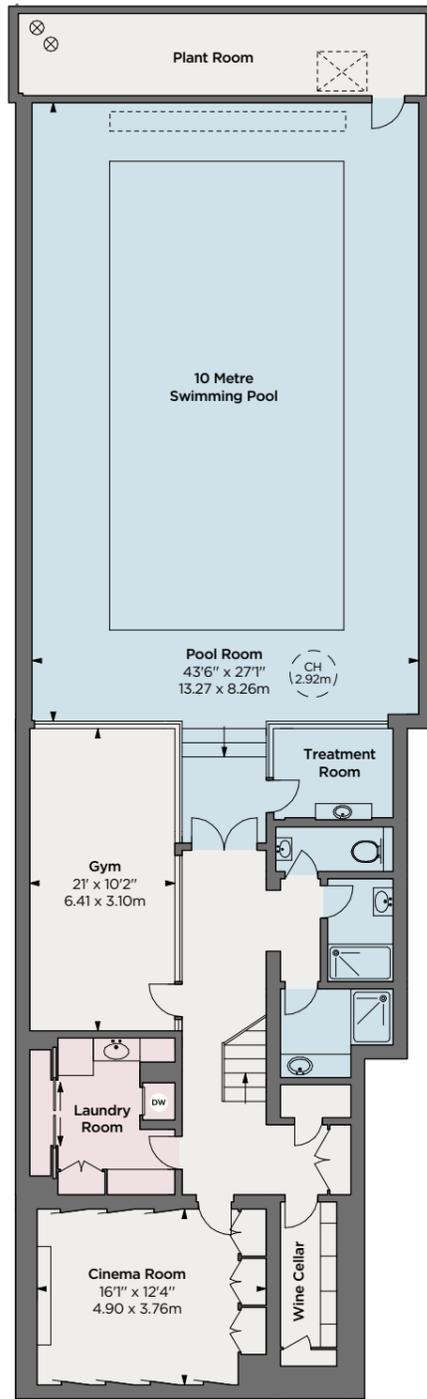
Approximate Gross Internal Area
7,351 sq ft / 683.21 sq m
excluding sub basement and third floor under 1.5m area

Under 1.5 Meter on Sub-Basement Area
740 sq ft / 68.75 sq m

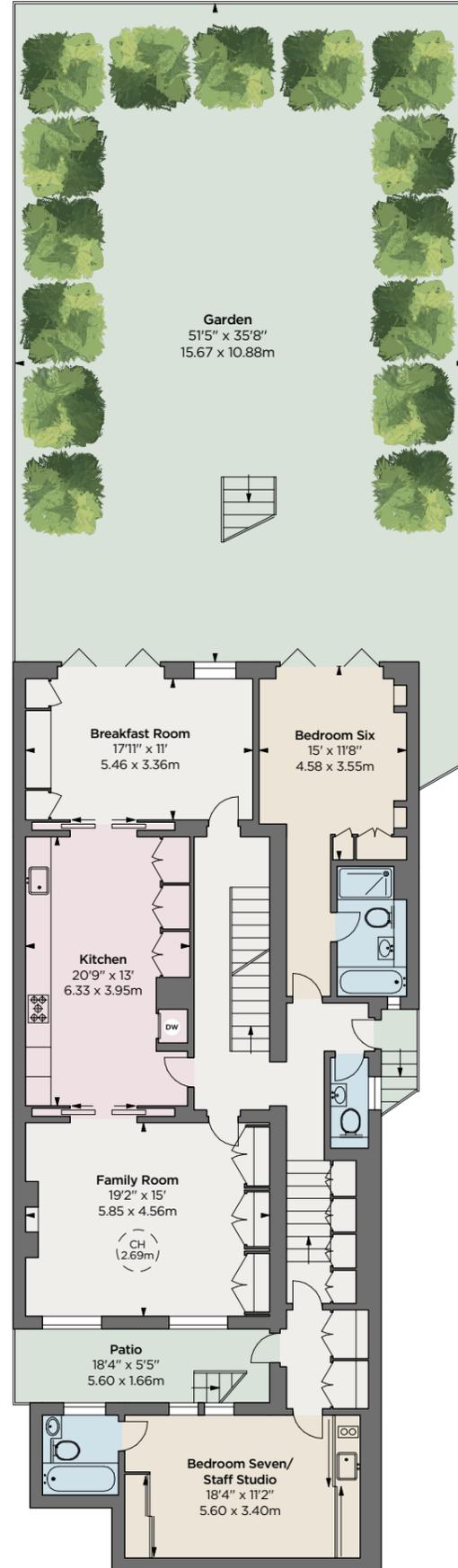
Under 1.5 Meter on Third Floor Area
144 sq ft / 13.38 sq m

Total
8,235 sq ft
765.34 sq m

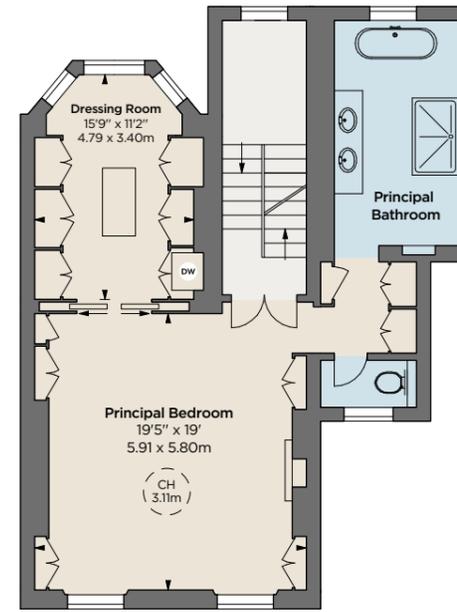
 Hatched Area: Under 1.5m
CH: Ceiling height
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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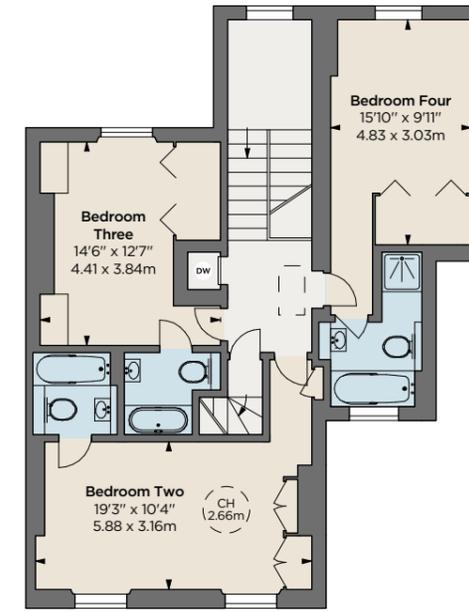
BASEMENT



LOWER GROUND FLOOR



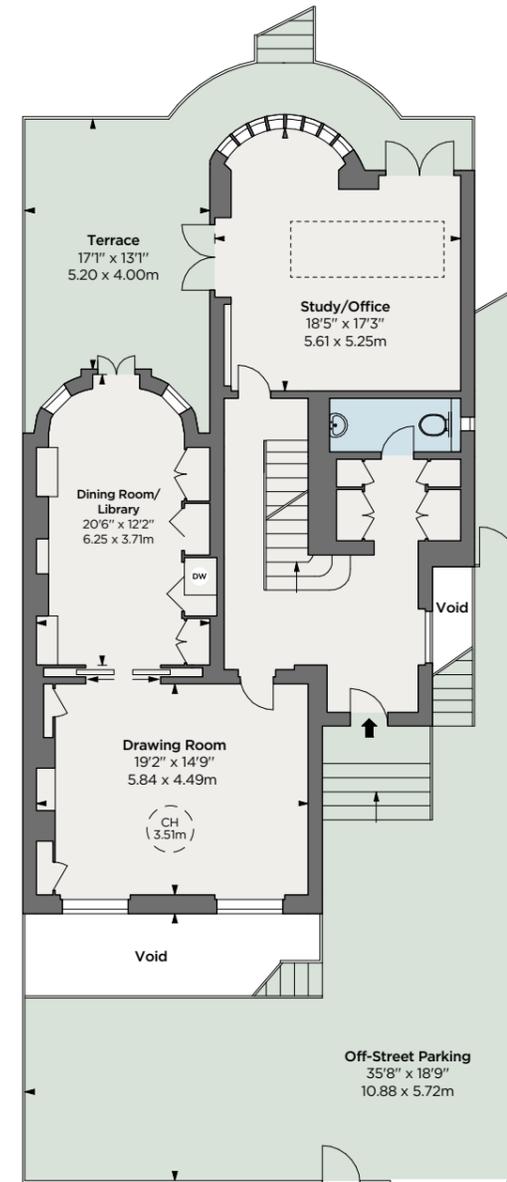
FIRST FLOOR



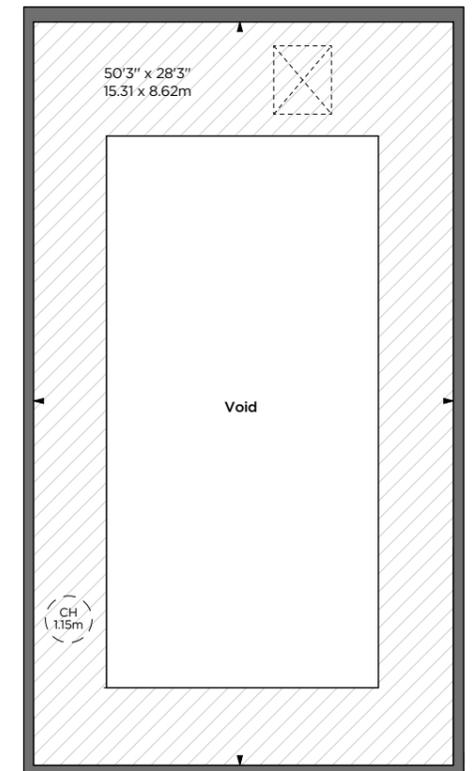
SECOND FLOOR



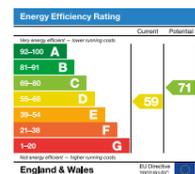
THIRD FLOOR



GROUND FLOOR



SUB-BASEMENT



Terms

Tenure
Freehold

Price
£28,000,000

Local Authority
The Royal Borough of
Kensington and Chelsea

Council Tax
Band H

Planning Prospective purchasers are advised that they must make their own enquiries of the Royal Borough of Kensington & Chelsea

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