

Yeoman's Row

LONDON SW3 2AL



This wide and handsome semi detached house is conveniently situated in a quiet cul de sac off Brompton Road, only a few minutes from Harrods. Well arranged, it offers generous entertaining space including a large 1st floor Drawing Room, a ground floor family room and a cinema on the lower ground floor. There are 3 bedroom suites on the upper floors and a fourth bedroom, shower room and utility room that would suit staff if required.



Accommodation

Entrance Hall, Family Sitting Room, Custom built Kitchen, Dining Room, Cloakroom, Drawing Room, Principal Suite of Bedroom, Dressing Room and Bathroom, Two Further Suites of Double Bedroom and Shower Room, Bedroom 4, Further Shower Room, Cinema, Store Room, Utility Room, Patio, Access to Flat Roof

Specification

Kitchen/laundry appliances include integrated Sub-Zero fridge and freezer, Miele oven, warming drawer, hob, extractor, coffee machine, microwave and washing machine, Indesit dryer, full height Gaggenau wine cabinet. Lutron lighting, Wiring for integrated audio system, Air conditioning in custom built cabinets to principal rooms, custom built wardrobes, double or secondary glazing to windows

Terms

Tenure: Freehold

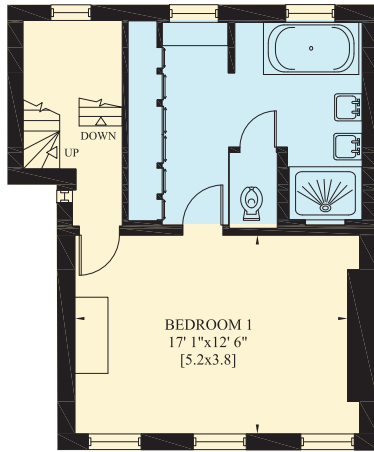
Local Authority: The Royal Borough of Kensington and Chelsea

Price: £5,500,000 Subject to Contract

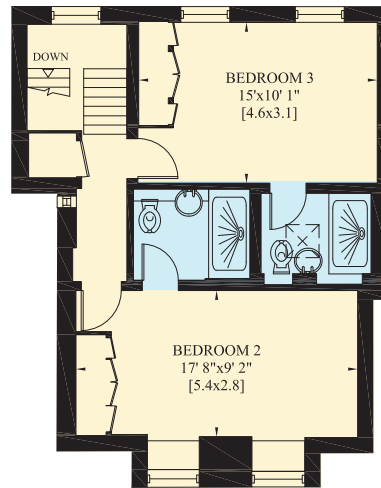


Gross Internal Area: 268 sq m / 2,888 sq ft Including Vault and Covered Storage
 Gross Internal Area: 261 sq m / 2,807 sq ft Excluding Vault and Covered Storage

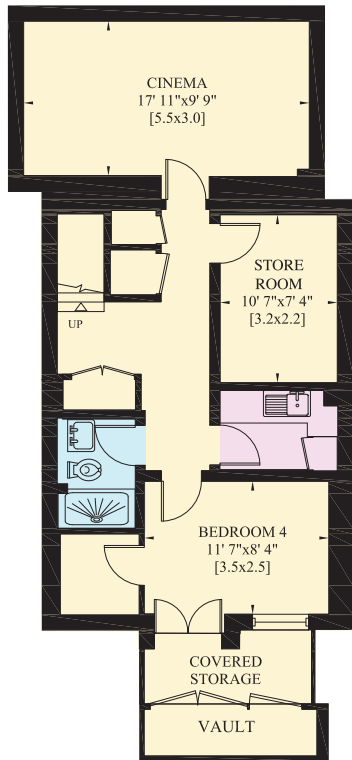
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



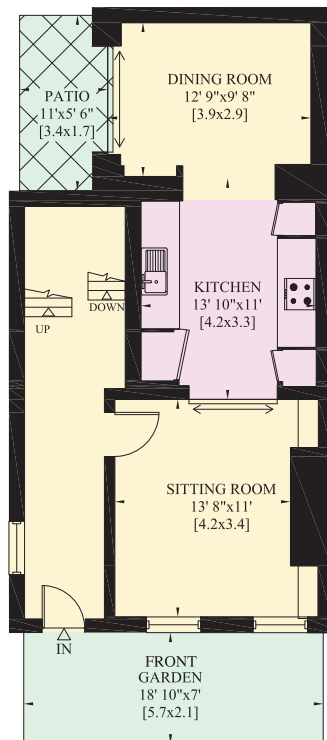
Second Floor



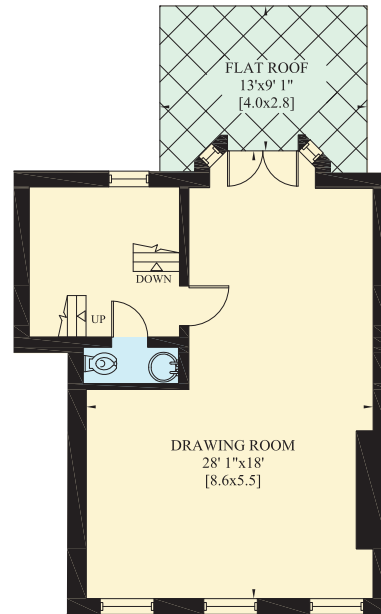
Third Floor



Lower Ground Floor



Ground Floor



First Floor



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