A decorative border composed of a grid of overlapping circles, rendered in a light gray color, framing the central text.

74 CHESTER SQUARE IS A NEWLY REFURBISHED, FREEHOLD, WHITE STUCCO FRONTED
FAMILY HOME SITUATED IN A HIGHLY SOUGHT AFTER POSITION WITHIN THIS
RENOWNED BELGRAVIA GARDEN SQUARE









Chester Square is one of Belgravia's three principal garden squares, alongside Belgrave Square and Eaton Square. Built in the mid-19th century the houses of Chester Square enjoy wonderful views over the private lawned gardens, of which the residents have exclusive use. At the western end of Chester Square is Elizabeth Street with its village atmosphere, boutique shops and fine restaurants. Sloane Square and the Kings Road are also within close proximity.

74 Chester Square is a classically built stucco fronted house that has recently been refurbished and extended to an exceptionally high standard. The house benefits from five double bedroom suites plus staff accommodation, grand first floor drawing room, dining room with views over Chester Square, passenger lift, garage, large south facing roof terrace, cinema room and wine cellar.

The house enjoys the latest in audio visual and lighting technology as well as air conditioning and under floor heating.





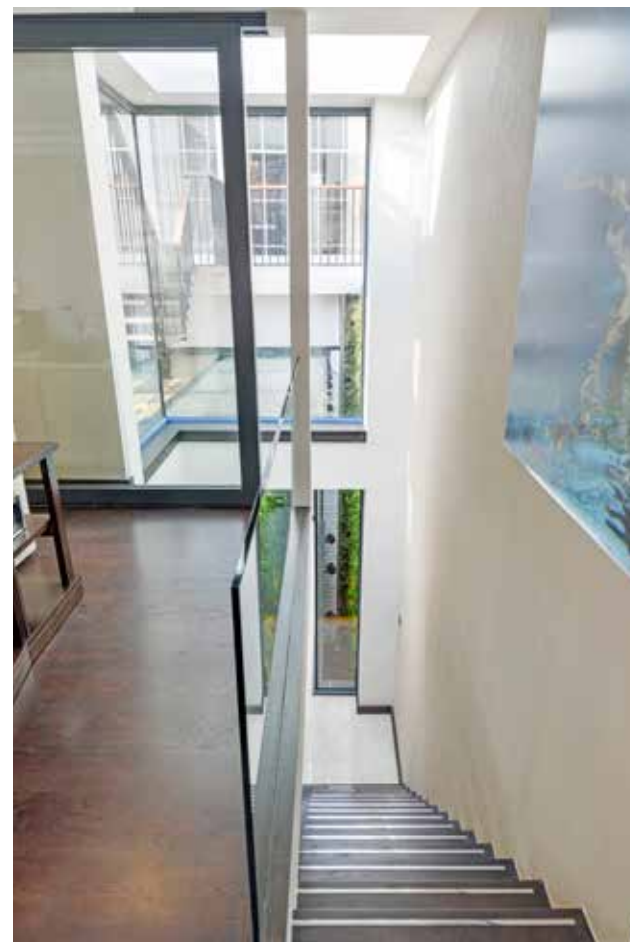
74 CHESTER SQUARE | LONDON SW1

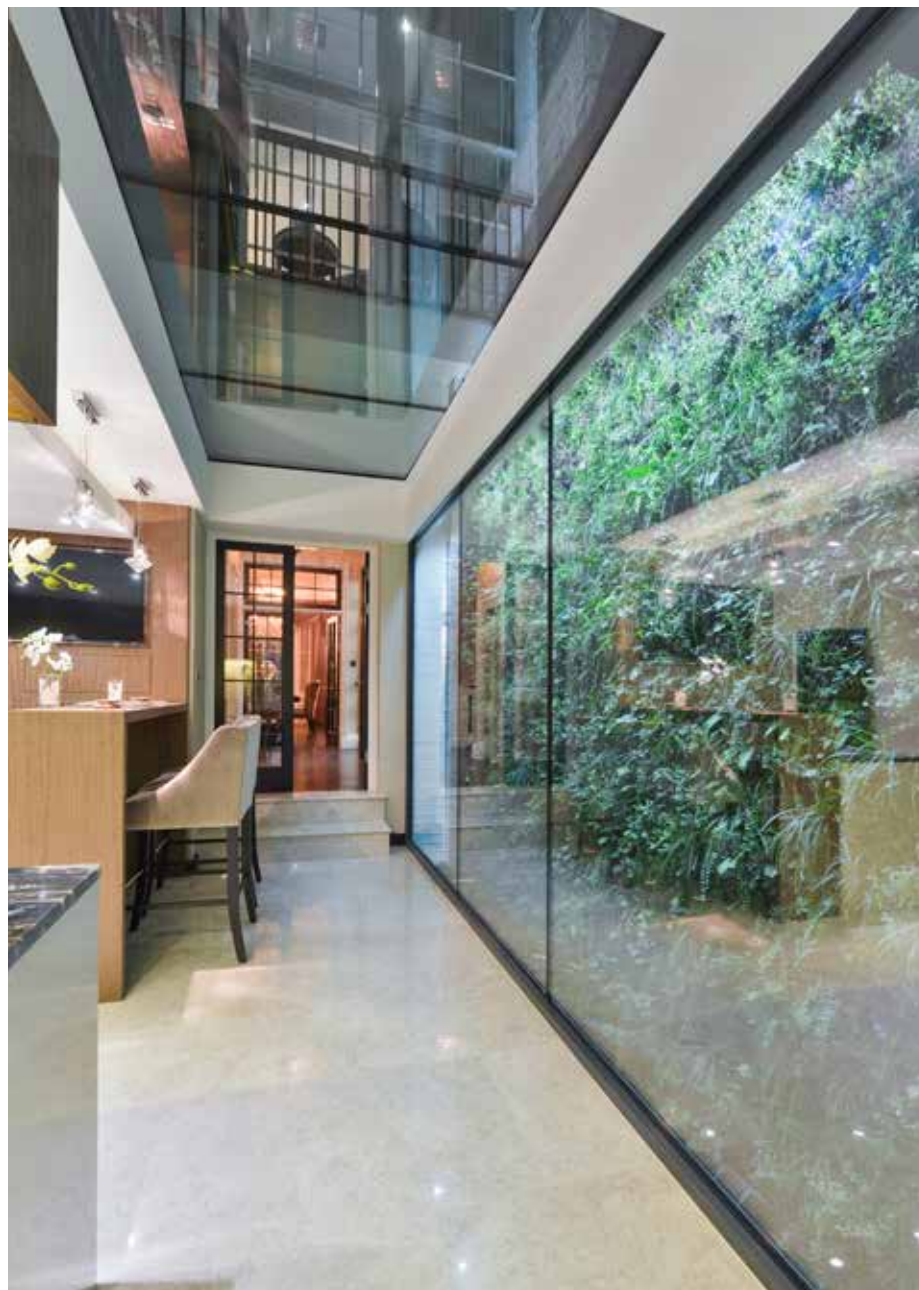




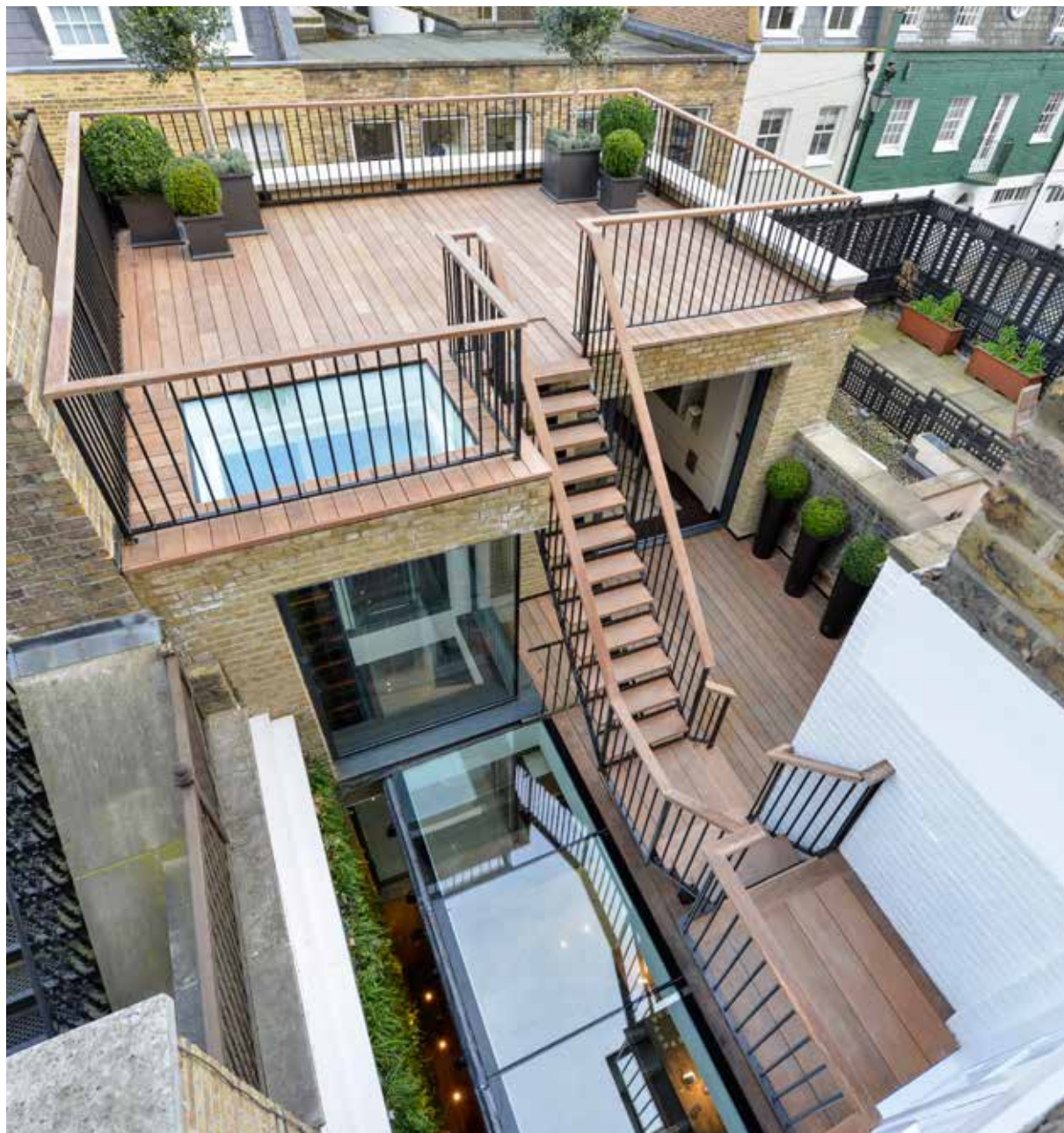




























Entrance Hall

Entering the property through the Portico and grand front door; with the first floor anthemion balconies above, the flooring in the hall is beautifully designed, laid in a classic diamond pattern of polished Perla Beige marble inset with Antique Brown granite. The textured wall covering is by Tektura and continues on all floors. The entrance hall has a Crestron 7” touch panel entry system.

Dining Room

A classically elegant room with contemporary elements. The floor has been re-laid with Palladio wood parquet stained to a dark finish. The original panelling has been decorated using a Pearlised Perlata finish with inset panels of Brian Yates Metal & Glass decorative wall-covering with antique mirror details. A large original antique chandelier hangs over a bespoke table that seats ten comfortably and has been expertly crafted in a beautiful dark stained walnut finish, to create a traditional banqueting experience. The high backed winged chairs are upholstered in plush Rubelli velvet with decorative nailing. The consoles either side of the fireplace sit in front of Eglomise mirror panels, with dramatic crystal wall lights that reflect the light and add to the overall ambience.

Over the fireplace is a large oil painting in the style of original 19th century art. The American artist, James Gemmill works closely with Hill House Interiors to interpret various artworks and makes each piece unique. He is a former Fulbright Scholar at the Royal College of Art and works on many blockbuster films, such as the Da Vinci code, Angels and Demons and Anna Karenina as the Senior Scenic Artist.

A large square arch leads through to an Ante room that houses bespoke cabinetry in a dark oak finish with inset leather panels with integral lighting. Incorporating concealed refrigeration and basin this area can be used for pre drinks and entertaining.

Kitchen and Breakfast Room

To the rear of the ground floor is the Kitchen and Breakfast Room, made exceptional by the addition of a specially commissioned 7.5m high x 3.5m wide vertical living garden wall, extending two storeys, with automatic irrigation system, enclosed behind glass and spot lit, giving the whole space a real “wow” factor:

The kitchen itself consists of clean lines but with a real touch of luxury, using a mix of beautiful Eucalyptus door fronts, with its eye catching grain, sitting alongside a high gloss light taupe finish. The worktops, in a dramatic Titanium Granite add to the luxurious feel. The appliances consist of two Gaggenau single ovens, Gaggenau steam oven and grill, Gaggenau microwave oven, Gaggenau gas hob, integrated Gaggenau fridge freezer, Gaggenau stainless steel wine cabinet and a fully integrated Gaggenau dishwasher with a Clearwater stereo sink, KWC taps and a Quooker hot tap. The internals of the drawers are specially designed to hold utensils and knives. The kitchen has a Samsung 55” Smart TV.

There is a breakfast bar for convenience with three stylish barstools and the main seating area houses a dramatic modern chandelier by Kevin Reilly over a Hill House circular dining table with a taupe leather drum base and waterfall edge glass top. The six velvet upholstered chairs have comfortable curved backs with the Hill House signature slit detail. There is a stunning cantilevered glass staircase leading up to the family room. The breakfast room is fitted with a Samsung 42” Smart TV.

Family Room

This space is modern and contemporary with a large L-shaped sofa in Rubelli velvet, cushions in Ardecora and Pollack fabrics with a specially commissioned silk rug and circular steel and glass coffee tables. Built in cabinetry in a taupe finish with faux leather details and top lit glass feature shelves provide plenty of storage and houses a Samsung 55” Smart TV. The coffered ceiling hides mood enhancing led lighting and the large picture glass windows which look out on the lower roof terrace. There is a Sonos sound bar built in to the joinery and Bowers & Wilkins ceiling speakers. The rear garden houses Bowers & Wilkins wall mounted outdoor speakers.

FIRST FLOOR

Drawing Room

A light and airy room with classic proportions, original high ceilings and mouldings the feeling is of timeless elegance. Like the Dining Room the floor has been re-laid with Palladio wood parquet stained to a dark finish. The décor works around a traditional layout with a fireplace and two handmade sofas, two elegant armchairs and two fireside chairs. The mirrored coffee table reflects the light, with the original antique chandelier above, and the side tables and console tables are made specifically to the designer's specification. The luxurious fabrics from Dedar, Zinc and Zimmer & Rohde ensure that this room has an elegant but distinctive feel. Another dramatic portrait painting by James Gemmill sits above the fireplace. The drawing room has one TV connection point and one Smart TV point.

Study

The Drawing Room leads through an archway to the study area. The stunning wallpaper by Jim Thompson joins the two rooms together cohesively. The study has a curved front desk with drawers and a seating area invites time for quiet relaxation by the large picture window. The built in bookcase is made in solid European oak and European oak crown cut veneer stained dark with genuine shagreen leather panels and steel trim. The study has a Samsung 32” Smart TV.

SECOND FLOOR

Master Bedroom and En Suite

Situated to the front of the property this room incorporates a sitting area and is decorated in faux shagreen wallpaper; with a stunning wall to wall breakfront wardrobe in specially coloured high gloss oak veneer; featuring faux leather inset panelling and decorative handles. The bespoke headboard is wrapped in leather and inset with black lip mother of pearl tiles, and the bed dressed in a stunning bedspread by Ardecora with cushion fabrics by Larsen and Sahco. There is a sofa and two Bergere style chairs at the end of the bed, surrounding an exquisite spun metal coffee table by Ginger and Jagger. Another original vintage Marie Therese Chandelier hangs above and exclusive Hill House console tables sit either side of the fireplace. The Dressing Room continues with the wardrobe detail containing plenty of storage and includes a built in dressing table with a handmade framed mirror with integral starlights. A Samsung 55” Smart TV is wall mounted with a Crestron digital media room controller:

The polished Botticino Classico marble sets the tone for the Master En Suite. The double Vanity with under mounted basins is finished in Kinon, a unique hand cast resin with applied decorative effects and there is a dramatic artwork panel within the shower area based on a section of Agate, handmade by the prominent Italian Miami based artist Alex Turco. An Aquavision 19” TV is wall mounted at the foot of the bath.

There is underfloor heating in every bathroom as well as heated chrome towel rails.

Third and Fourth Floors

The four remaining bedrooms, all with en suites, are all designed to continue the bespoke feel of the residence. With a variety of sumptuous fabrics and elegant wallpapers, hand built wardrobes and specially commissioned lighting; these rooms exude comfort and luxury. Each en suite is individually designed so no room looks the same, with high quality marble and finishes.

All based on different themes, a guest can chose from a Chanel inspired black and cream scheme with black high gloss lacquered and bevelled mirrored wardrobes, a feminine restful boudoir in soft lavender and dove with crystal details, an ivory and soft champagne scheme full of texture and beautiful fretwork on the mirrored wardrobes, or lastly, a more masculine room of shades of grey with chrome highlights. All bedroom suites house wall mounted Samsung 42” Smart TVs.

LOWER GROUND FLOOR

The Gym, Sauna & Steam Rooms

With a wood floor and built in cabinetry housing a drinks fridge, plenty of storage and an integral laundry bin, this space is geared up for home fitness. After working out on the equipment there is the option of either a sauna or a steam room, the latter of which is tiled in theatrical black lip mother of pearl mosaic to create an inspiring environment. The gym is fitted with a 42” Samsung TV, Crestron digital media room controller, iPad dock and four Bowers & Wilkins ceiling speakers.

The Cinema

A room made for comfort, but with a definite wow factor; this space features large daybeds made exclusively for Hill House and upholstered in a stunning Kravet cut out velvet and large fur cushions. The distinctive wallpaper by Elitis is set off by Art Deco style wall sconce lighting from Donghia and a gallery of Hollywood stars. The cinema is equipped with a state of the art 110” Screen Research cinema screen with a JVC 3D projector. Surround sound is produced through the Bowers & Wilkins 2-way Kevlar/Nautilus in-wall and in-ceiling speakers and sub system.

The Wine Cellar

Set into the original cellar underneath the main street, but accessed from the house, the wine cellar has been purpose built to house both white and red wine. Built in dark stained oak to a contemporary design, it features integrated Gaggenau refrigeration for the white wine and champagne and additional storage to keep the red wine at ambient room temperature.

Staff Suite

The staff suite comprises of two bedrooms, shower room, living area and kitchen fitted with a Miele cooker and hob, and Miele fridge/freezer:

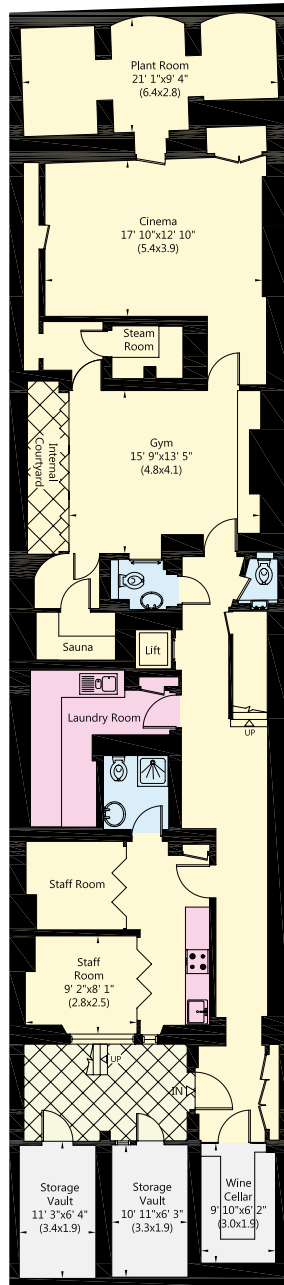
Utility Room

The Utility Room houses a Liebherr Integrated bio-fresh combination fridge/freezer and ice maker; Miele 7kg washing machine, Miele condenser tumble dryer; Miele professional stacking kit and a Miele fully integrated dishwasher:

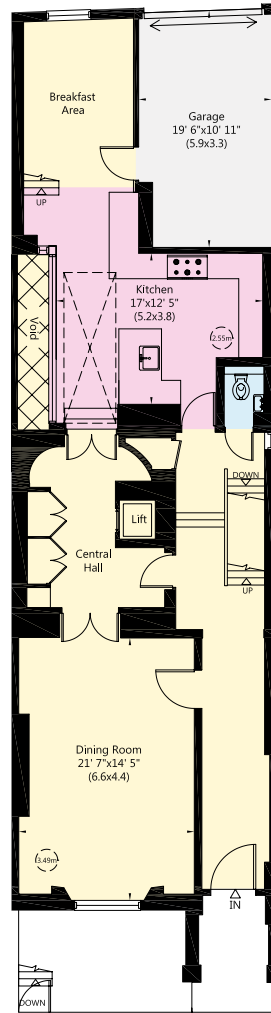
WC

There is one WC on the ground floor by the kitchen entrance and a further two on the lower ground floor to service the gym and cinema room.

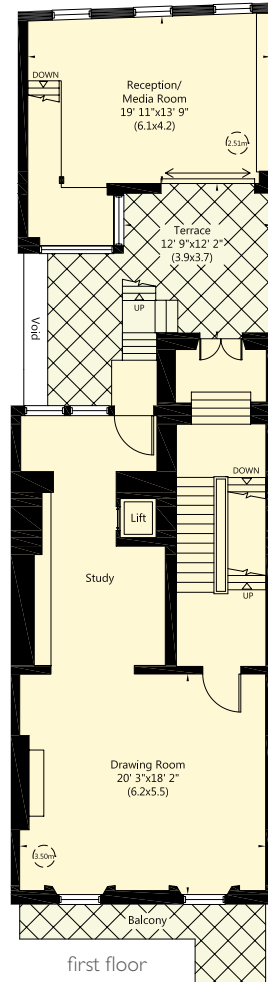
The house temperature is controlled by an AC system throughout the house in all habitable rooms and underfloor heating can be found in the Family room, Hallways, Gym and Cinema room. Handmade radiator covers conceal radiators in every room of the house. The Crestron system controls the heating, music and lighting throughout the house. The AC system is controlled by a separate Fujitsu system. Each room throughout the house is fitted with Bowers & Wilkins ceiling speakers and Lutron chrome see touch keypads.



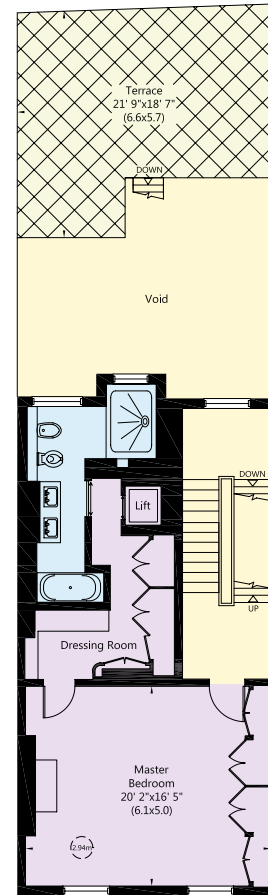
lower ground floor



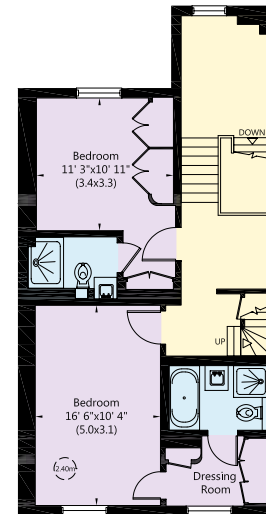
ground floor



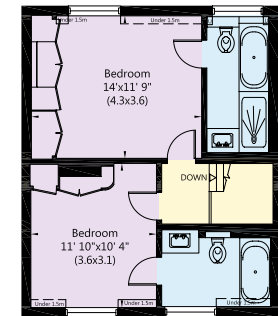
first floor



second floor



third floor



fourth floor



gross internal area (including under 1.5m and vaults)

600 square metres - 6,457 square feet

gross internal area (excluding under 1.5m and vaults)

585 square metres - 6,291 square feet

Terms

Tenure: Freehold

Local Authority: City of Westminster

Price: On application

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

Important Notice

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Belgravia

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