

**HARLEY GARDENS**  
**CHELSEA SW10**



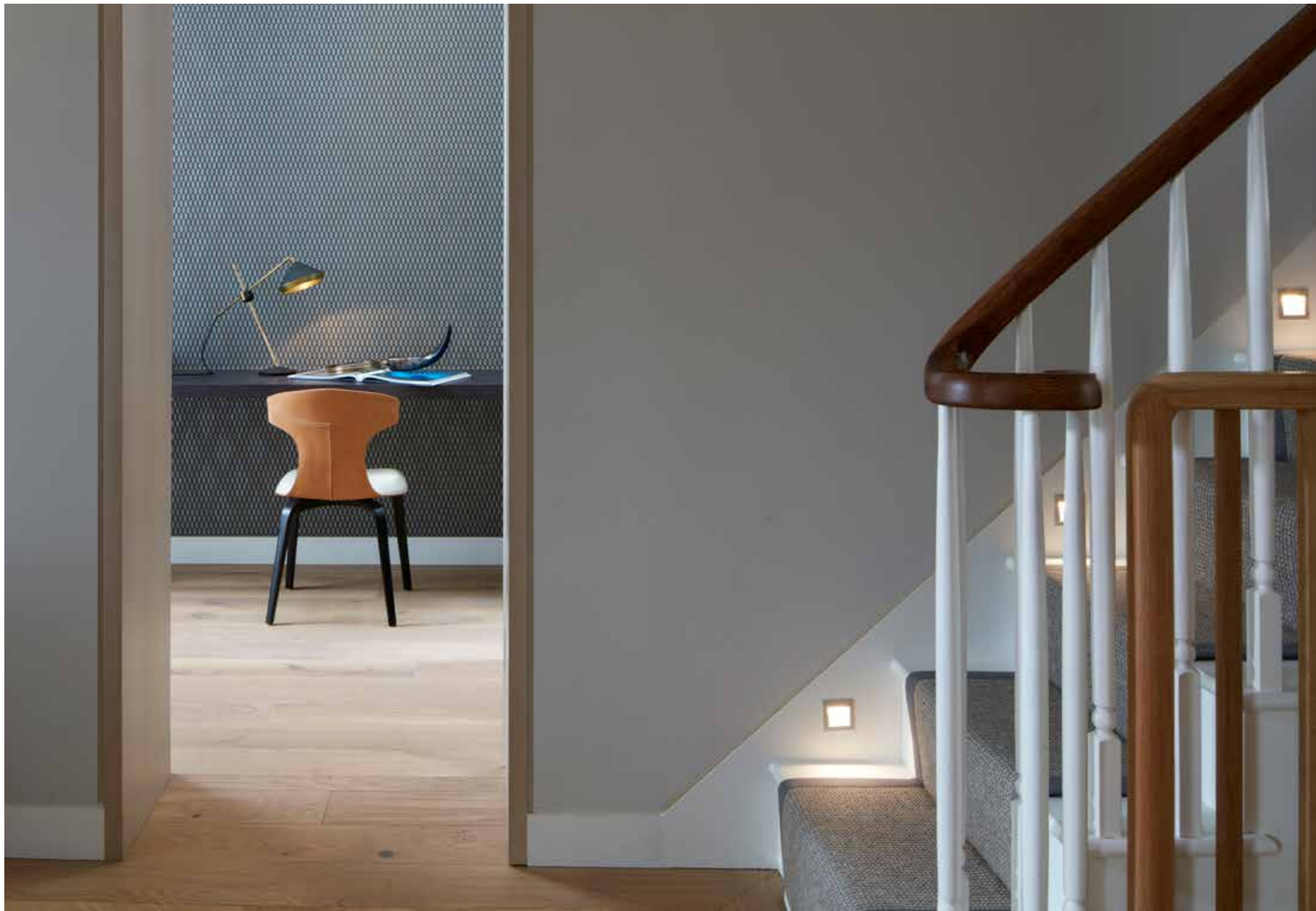


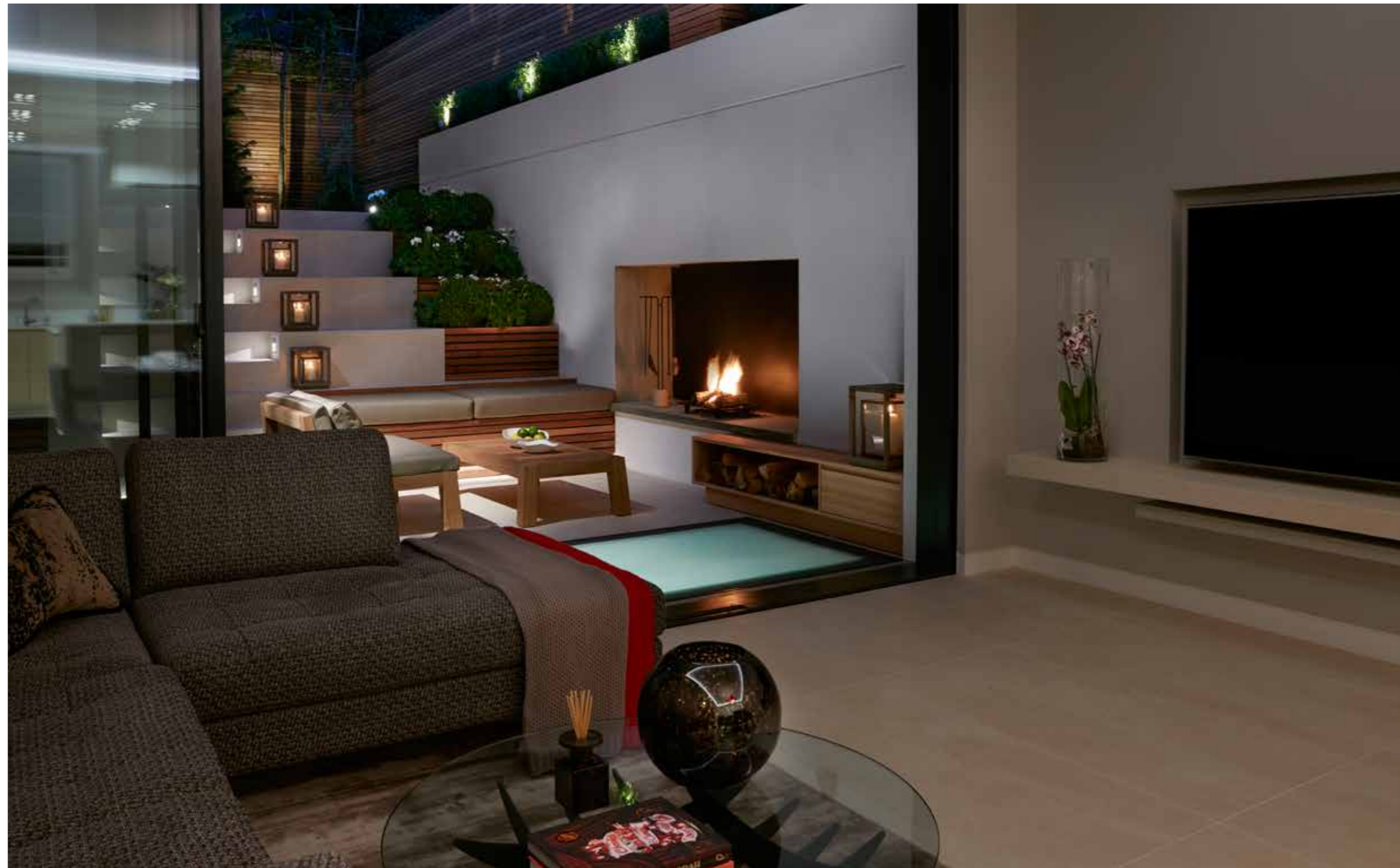
This fabulous double fronted house in The Boltons Conservation Area has been refurbished with immaculate precision, the like of which rarely comes to the market. The interiors are exceptional and there is an abundance of living rooms finished to a contemporary style.

The space within is phenomenal with incredible ceiling height and proportions throughout.

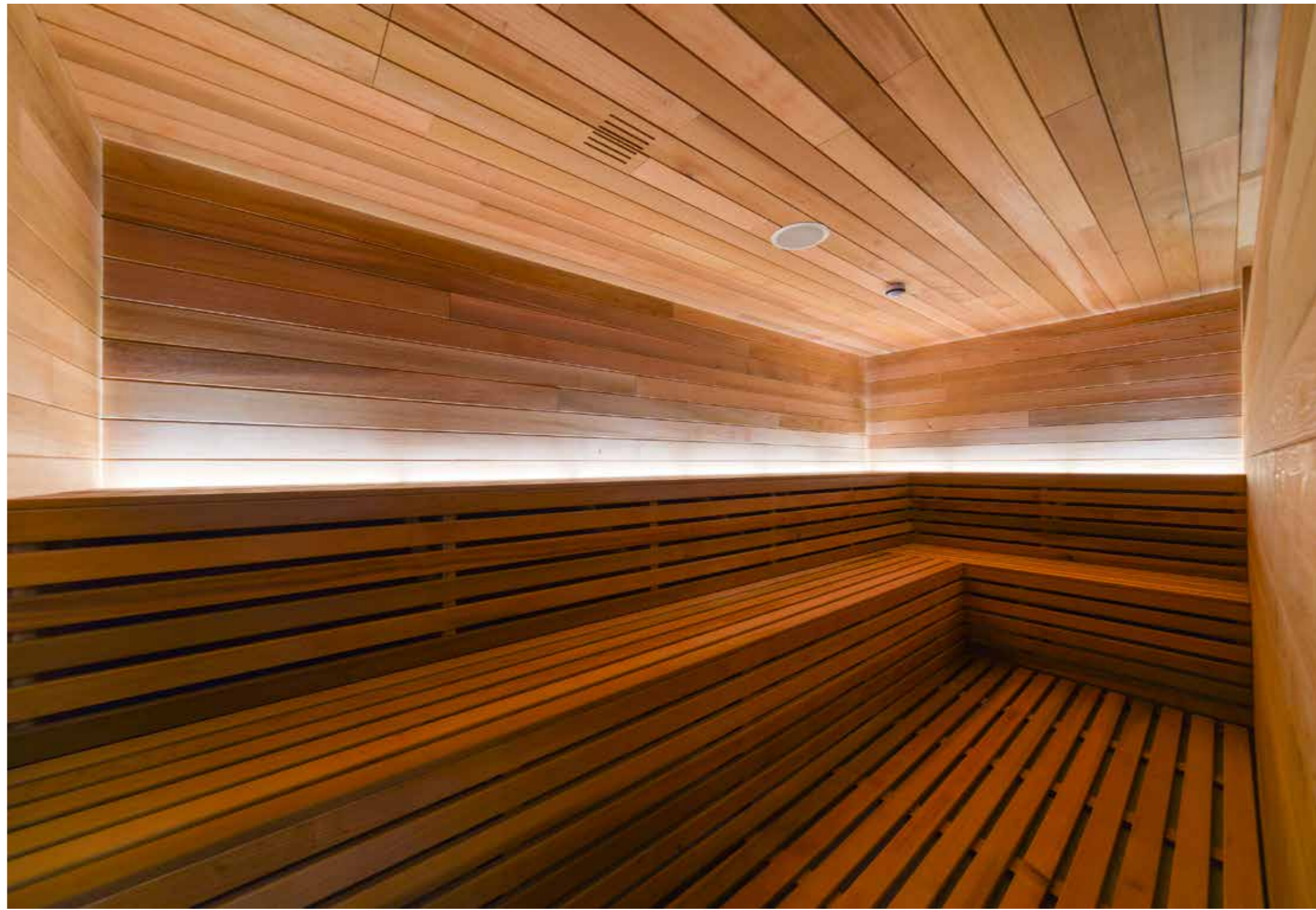
The generous double reception room has a 3.4m high ceiling that opens on to a roof terrace. The large kitchen/dining room has enough space for a comfortable TV area and opens onto the lower garden that has its own outdoor fireplace. There is also a large private gym with sauna and treatment room, bespoke cinema room, games room and bar. The beautifully crafted master suite is on the first floor, and there are four further bedrooms, three of them en suite. The house also has a landscaped garden at the rear and there is a significant benefit of gated off street parking at the front of the house.

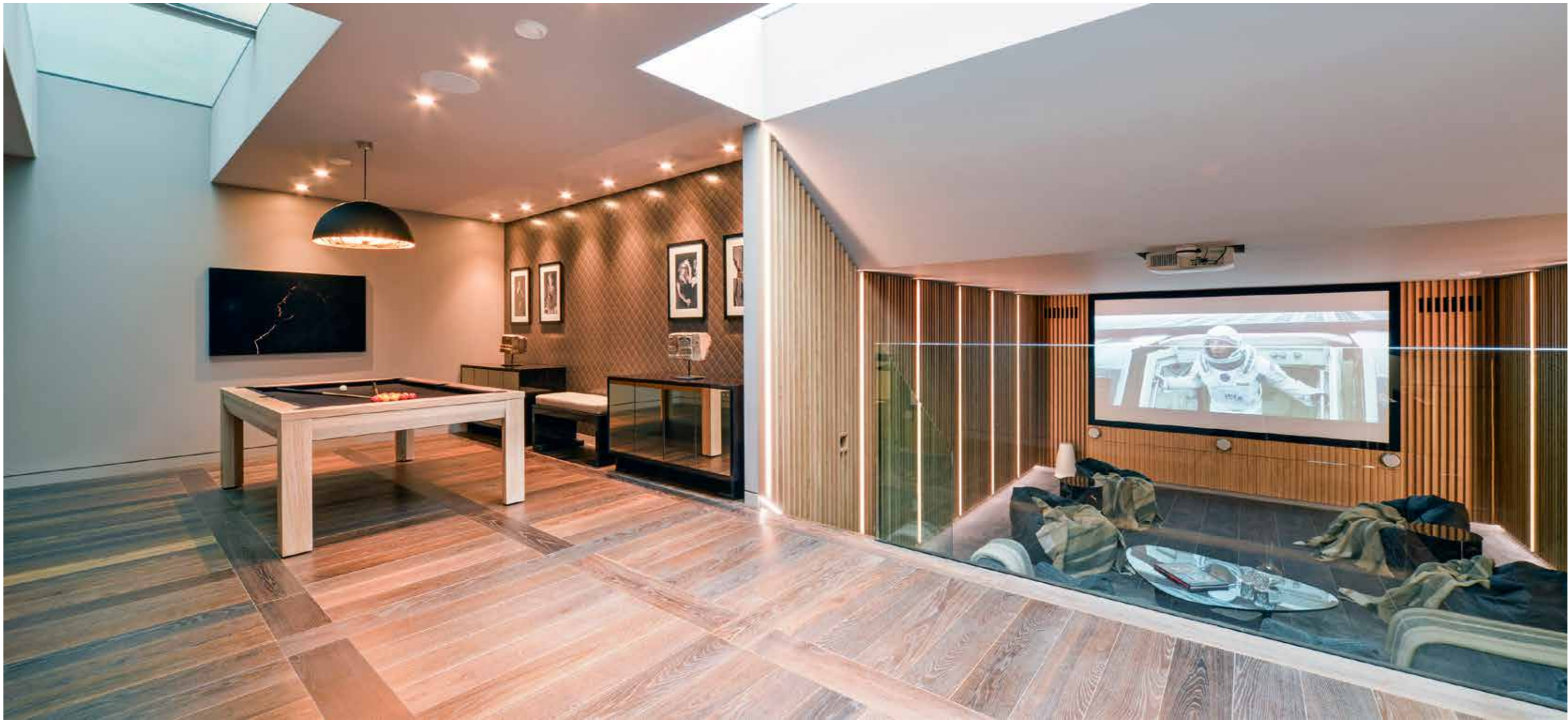














The Boltons Conservation Area is one of the most exclusive residential districts in Central London. Focused around St Mary's Church, the houses all vary in size but almost every street is wide and tree-lined. The area is perfectly placed between Fulham Road and Old Brompton Road therefore providing easy access not only to the local shops and restaurants in Chelsea and Earl's Court, but also Heathrow Airport and further to the west. It is also worth noting that anyone who lives within the area can apply for access (by separate arrangement) to the fabulous gardens around St Mary The Boltons Church. Harley Gardens itself is a very quiet tree-lined street that runs behind Gilston Road.





## SPECIFICATION

Daikin air cooling and heating climate control – entire basement level and master bedroom

Zoned water underfloor heating – basement level, lower ground level and first floor master suite; zoned electric underfloor heating to all bathrooms

Bespoke master en suite including Hansgrohe raindance rainmaker shower with body spray jets, sanitary fittings and Bianco Carrara marble internal finishes (bespoke double sink, wall slabs and floor tiles)

Off-street parking on private driveway with automated gate

Bespoke craftsman-built large cedar clad sauna with touch control system

Fully equipped gym with future proofed data / TV points

Bespoke treatment suite including massage room and integrated steam room Oceanic Intelligent steam generator

Bespoke cinema room with concealed ambient lighting in oak panelling featuring a 135" screen and 5.1 surround sound system

Bespoke bar area with crafted in-built joinery

Bespoke craftsman-built cabinetry in all bedrooms, bathrooms and en suites including master en suite dressing rooms

Walk-on glazed floor lights bringing natural light to lower ground bedroom and basement spaces

Frameless sky-lights to ground level study and rooms on second floor level, minimal frame sliding doors to lower ground dining space

Designer built-in Delta Light internal light fittings throughout the property

Bespoke stairs throughout property including contemporary cantilevered open-riser stairs to basement level featuring full-height glass balustrade; timber stairs to upper storeys with a French polished handrail

Three interior remote-controlled gas fires/fireplace in courtyard

Bespoke kitchen cabinetry featuring Gaggenau cooking appliances, Miele dishwasher, wine cooler and fridge as well as a Quooker tap for instant boiling water

Utility room fitted with Miele washer, dryer and freezer

Data / TV points in all bedrooms

State of the art plantroom including an independent breaker tank zoned alarm with UK Police response connection

LILIN CCTV dome day / night cameras

## AV SPECIFICATIONS

Sonos multi-room audio system to distribute 8 zones of audio throughout the following internal and external areas:

Ultra slim, Bowers & Wilkins in-ceiling speakers throughout the homes main areas, Sonance weatherproof XSSTR Medium Extreme stereo speaker in the sauna

Niles OS5.5: high performance outdoor speakers in the courtyard and rear terrace

Bang & Olufsen Beolab 14: 5.1 surround sound system in the media room, which also features a Panasonic Full HD LCD Projector to be displayed on a 135" screen with sources for this provided by a Sony Blu-ray Player, Apple and Sky TV.

The master bedroom features a Loewe Art 40" TV

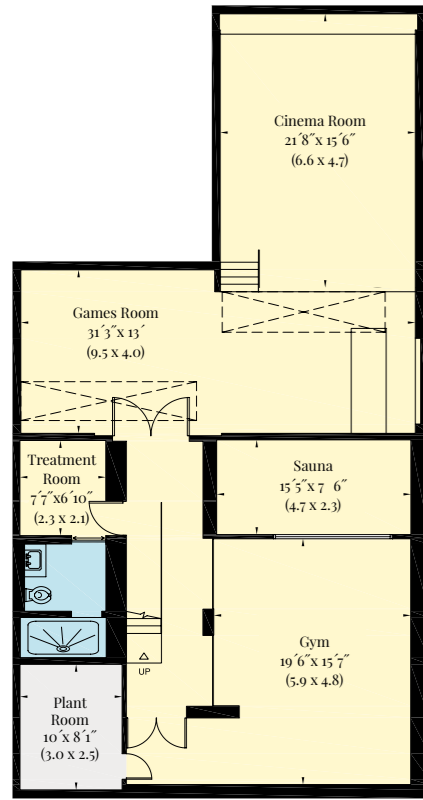
The lounge area on the kitchen floor will feature a Bang & Olufsen BeoVision 10 40" TV

Lutron HomeWorks QS touch lighting system with 5-button keypads, in a satin nickel finish, throughout key areas of the home

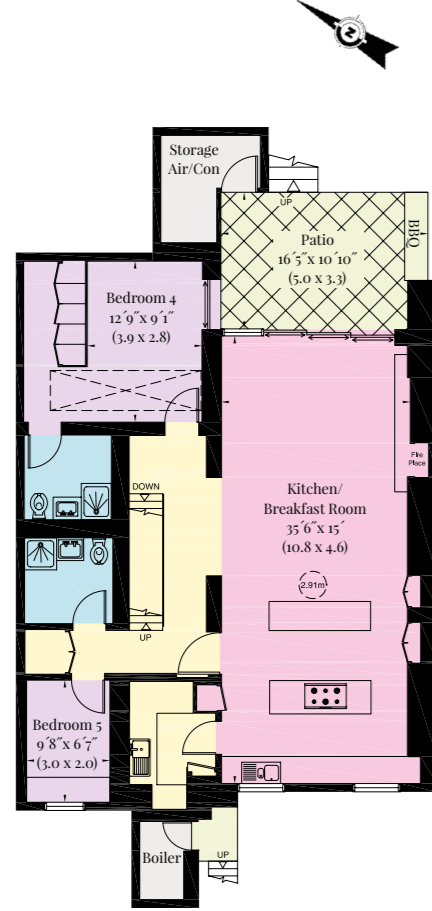
Comprehensive CAT6 Data / TV cabling and socket infrastructure, a wired & Wi-Fi data network, with Wi-Fi throughout the house

A TV aerial and satellite rig, designed to deliver satellite and Freeview signal to outlets in all rooms

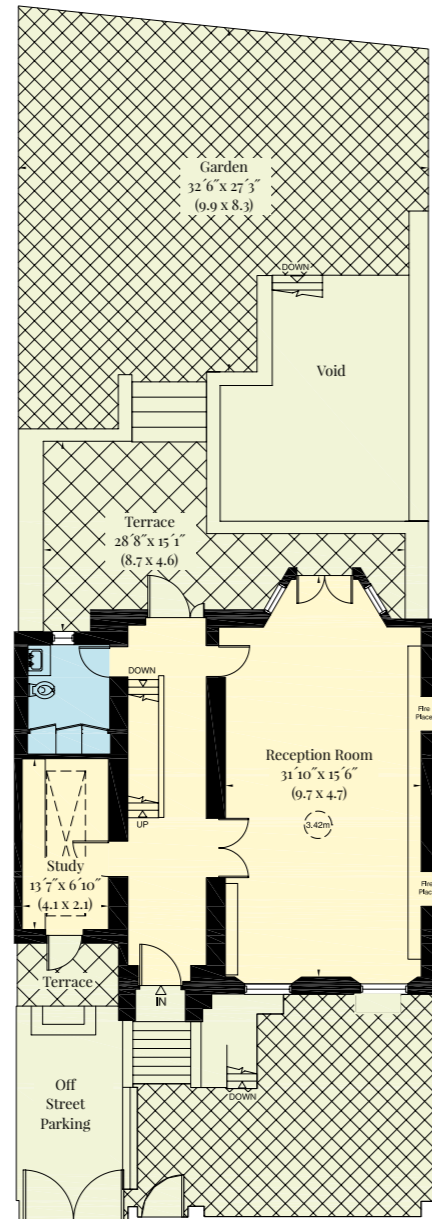
GROSS INTERNAL AREA (APPROX.)  
 462 SQ M (4,975 SQ FT) INCLUDING UNDER 1.5M AND BOILER  
 453 SQ M (4,877 SQ FT) EXCLUDING UNDER 1.5M AND BOILER



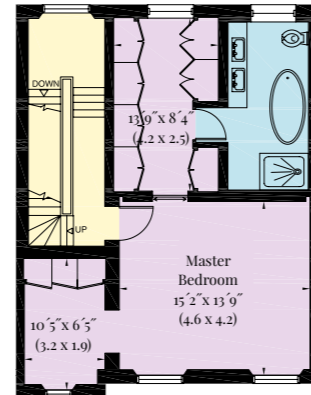
Basement



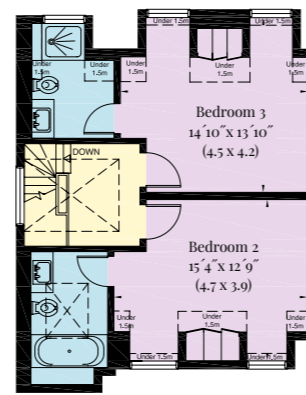
Lower Ground Floor



Upper Ground Floor



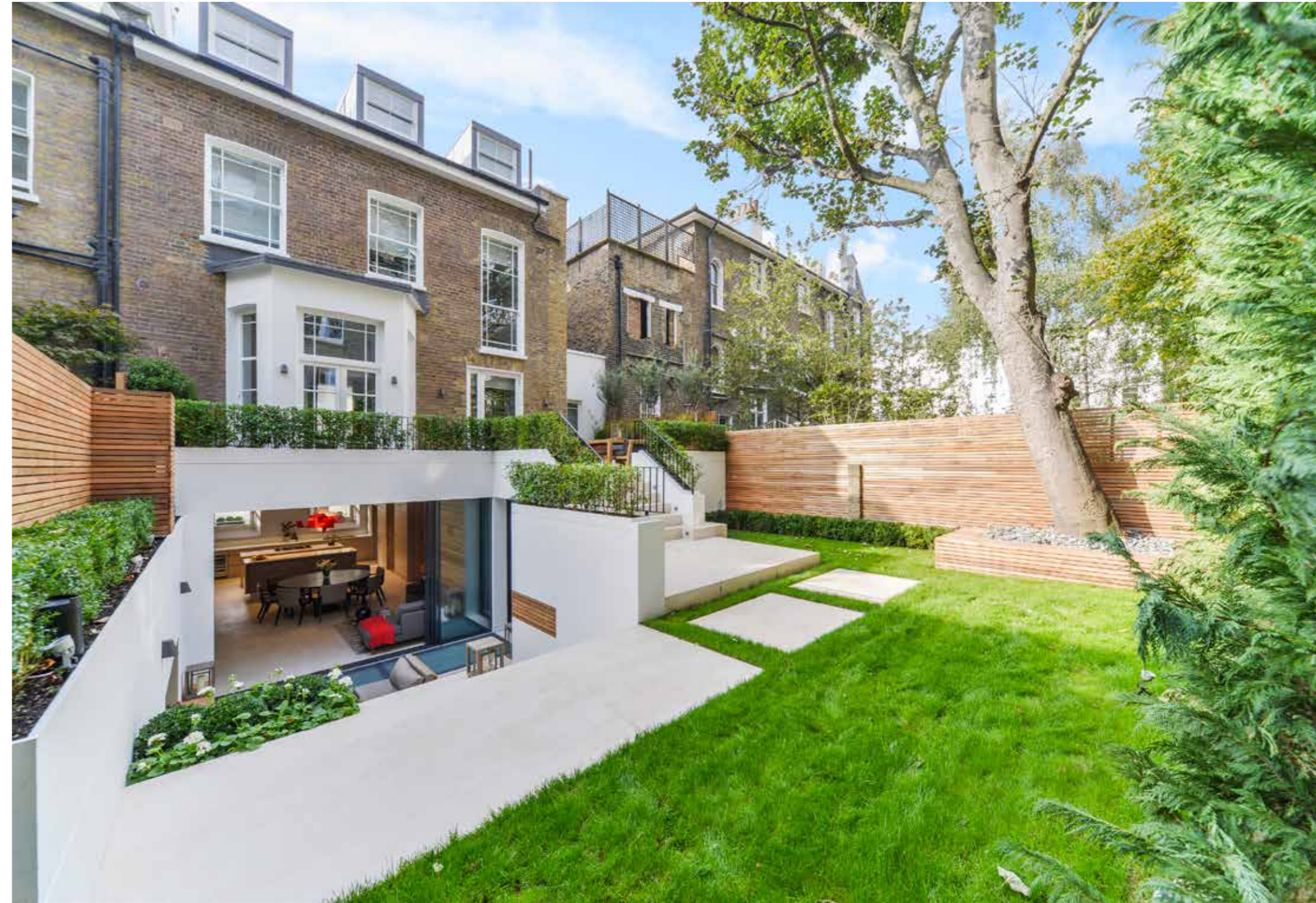
First Floor



Second Floor



TERMS  
 FREEHOLD  
 LOCAL AUTHORITY THE ROYAL  
 BOROUGH OF KENSINGTON  
 AND CHELSEA  
 PRICE: £13,950,000



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Brochure and Floorplan by **capital group** 020 8671 5448 Photography by Ben Thompson







