

27 MARRYAT SQUARE

FULHAM · SW6



THE PERFECT HOME IN THE HEART OF MUNSTER VILLAGE

Marryat Square is a prestigious, private gated development of houses and apartments, set within beautiful landscaped gardens and benefitting from a controlled entry system and secure underground parking.

27 MARRYAT SQUARE, FULHAM SW6

- Entrance hall
- Cloakroom
- Open plan kitchen/study/dining/living room
- Courtyard garden dining terrace
- Master bedroom with en-suite bathroom
- Two further double bedrooms
- Family bathroom
- Laundry cupboard
- Airing & boiler cupboard

Approximate total internal floor area 1500 sq.ft

Tenure: Share of the Freehold







DESCRIPTION

Newly extended and refurbished to the highest standard, 27 Marryat Square has been transformed into a sensationally light and spacious luxury home. Perfectly placed in a private location on this sought after development, the property has been extended outwards into the walled garden and upwards to create a sumptuous new master bedroom and en-suite bathroom.

The entire ground floor provides one large entertaining and living space; a contemporary open-plan kitchen, study, dining and reception room, with access to the spectacular walled garden terrace through full-width folding glass doors. On the first floor, there are three double bedrooms, including the master bedroom with its adjoining marble-lined bathroom, in addition to a family bathroom, practical laundry cupboard and a light-filled hallway.

Hot water and full under floor heating in each room is controlled individually through a web based system from anywhere in the world. A state of the art alarm system is fitted and audio/visual facilities are controlled from every room. The property enjoys a high EPC rating.



































SPECIFICATIONS

Ground Floor

- Oak engineered flooring by Boen and under floor heating throughout

Ground and First Floor

- Masterline invisible double-glazed windows with sash pull handles and locking latch system (www.masterline.uk.com)
- Walnut matt-polished internal doors with reflective rebated rib and Carlisle Brass door furniture
- Contemporary design bespoke ceiling cornice in solid tulipwood

Entrance Hall

- Bespoke designed and manufactured antique cloud mirror wall panels with walnut frames by Bonham & Bonham
- Handmade American black walnut and glass illuminated staircase by Bonham & Bonham

Cloakroom

- Bespoke Italian vanity cabinet with moulded glass top and basin
- Crema Marfil marble wall tiles
- Handmade stainless steel framed mirror with a pair of Palermo mirror lights by Astro

Dining Area

- American black walnut and glass cocktail cabinet with wine cooler, antique cloud mirror, backlit glass shelves, LED illumination and secret storage and cloakroom cupboard by Bonham & Bonham

Kitchen

- Hand-painted kitchen units by Bonham & Bonham with push latch storage cupboards and drawers
- Individually selected chestnut flame granite worktop with inset reflective profile
- LED illuminated glassware cabinet with matched chestnut flame granite back panel
- Integrated walnut cutlery drawer
- Miele appliances: chimney hood, warming drawer, Pureline microwave, Pureline Pyrolytic single oven, flush fit four ring hob, tall integrated fridge, tall integrated freezer, dishwasher
- Under cabinet LED floor lighting

Living Room

- American black walnut cinema cabinet and library bookcase by Bonham & Bonham
- 48" LG cinema screen



Courtyard Garden

- Steel dining table with four chairs
- Automatic controlled stainless steel water feature by Bonham & Bonham
- Feature 3.5m x 2.5m green wall
- Automatic awning
- Garden uplighters, bespoke manufactured planters and bamboo trees
- Bespoke designed timber wall lining in horizontal and diagonal rails with feature ivy plants

First Floor

- Carpet throughout by Timorous Beasties for Brintons

Master Bedroom

- French double-glazed windows opening on to glazed stainless steel Juliet balcony
- Bespoke graduated wall mounted bedhead in Osborne & Little fabric by Bonham & Bonham
- American black walnut frame and architrave inset with rose gold antique cloud mirror by Bonham and Bonham
- Walnut and rose gold antique cloud mirror bedside tables by Bonham & Bonham
- Coffered ceiling lined in walnut with reflected rebated rib and concealed LED lighting
- Walnut and stainless steel curtain pole
- Double pinch pleat curtains by Clarke & Clarke
- Wall mounted 50" TV in bespoke, hand made walnut case
- Handmade solid walnut wardrobes with shelves, soft close drawers, full and half hanging rails, shoe storage and three bronze mirror sliding doors

En-suite Bathroom

- Electronically operated, double-glazed skylight with rain sensor and walnut lining
- Crema Marfil marble wall and floor tiles
- Double walk-in, step down shower with Italian flame marble and mother of pearl mosaic tiles
- Bespoke Italian vanity cabinet with moulded glass top and basin
- Handmade stainless steel framed mirror with a pair of Palermo mirror lights by Astro
- Off wall mounted cabinets with background LED lighting
- Zehnder long towel radiator
- WC with built in cistern, discreet double operation push flush and walnut shelf
- "Ice Light" glass down lighters by Astro

Bedroom Two

- American black walnut fitted wardrobes with shelves, soft close drawers, full and half hanging rails, shoe storage and three bronze mirror sliding doors
- Bespoke graduated wall mounted bedhead in Osborne & Little fabric by Bonham & Bonham
- Walnut bedside tables with fabric drawer front by Bonham & Bonham
- Roman blind in Harlequin fabric
- Wall mounted 44" TV

Bedroom Three

- American black walnut fitted wardrobes with shelves, soft close drawers, full and half hanging rails, shoe storage and three bronze mirror sliding doors
- Bespoke graduated wall mounted bedhead in Osborne & Little fabric by Bonham & Bonham
- Walnut bedside tables with fabric drawer front by Bonham & Bonham
- Roman blinds by Clarke & Clarke
- Wall mounted 44" TV

Family Bathroom

- Crema Marfil marble floor, wall tiles and bath front
- Walk-in, step down shower
- Bespoke Italian vanity cabinet with moulded glass top and basin
- Off wall mounted cabinets with background LED lighting
- Digital bath water control by Crosswater
- Zehnder long towel radiator
- Built in towel shelving unit with walnut linings
- Handmade stainless steel framed mirror with a pair of Palermo mirror lights by Astro
- WC with built in cistern, discreet double operation push flush and walnut shelf
- "Ice Light" glass down lighters by Astro

Upper Hallway

- 3.5m double-glazed skylight with an electronically operated opening central window with rain sensor, three walnut lined openings and discreet LED dimmable up lighting
- "Ice Light" glass down lighters by Astro

Laundry Cupboard

- Fully ventilated and carpeted laundry cupboard with Bosch washing machine and tumble dryer, storage drawer and walnut lining

Boiler and Airing Cupboard

- Carpeted airing cupboard with Worcester Bosch combination boiler, walnut shelves and lining

Integral Automation

- Each room is fitted with under floor heating by Heatmiser, which is controlled from an individual room located thermostat. The complete heating and water system in each room is easily controlled from a web based control utility, accessed worldwide

Switching and Lighting

- SB Focus stainless steel dimmer switches and twin socket outlets throughout
- Wall and ceiling lighting by DeltaLight and Astro

Wi-Fi and Audio

- Strong, robust and secure simultaneous dual-band 802.11n Wi-Fi network
- Fully integrated multi-room wireless audio system incorporating three zones: Living Room, Dining Room and Master Bedroom.
- Apple Mac proprietary 'AirPlay' technology enabling streaming of music from any room using Apple Mac computer, PC, iPhone, iPad or iPod Touch to in-ceiling audio speakers

Television

- A terrestrial aerial and Sky satellite dish provide DVB-2 terrestrial signals to every TV for Freeview, Freeview HD, and Sky+HD to the TV in the living room. Provisions have been made to facilitate an additional Sky+HD receiver
- The Sky+HD in the living room can also be accessed and controlled from any other TV via the coaxial distribution network. In addition, the master bedroom has cabling installed to provide an HD connection, allowing full HD display of Sky from the living room
- TVs are internet enabled via the Wi-Fi network to access web based video



Safety and Security

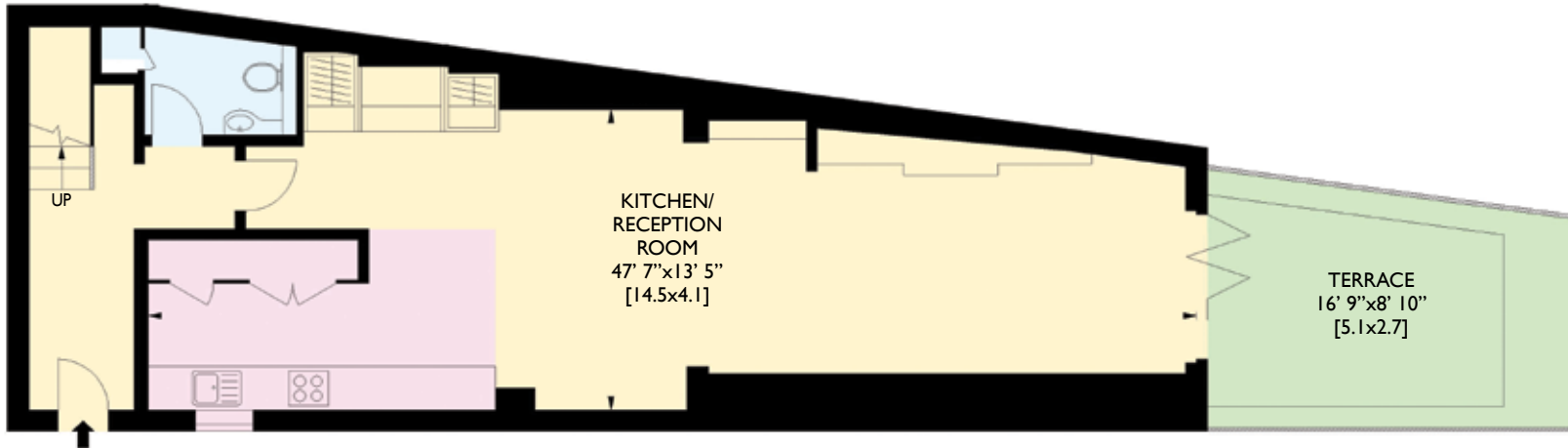
- Banham monitored alarm system with full security support. Marryat Square is a gated development with keypad entry system and has a secure underground garage. Ceiling mounted fire alarms are fitted to the ground and first floors



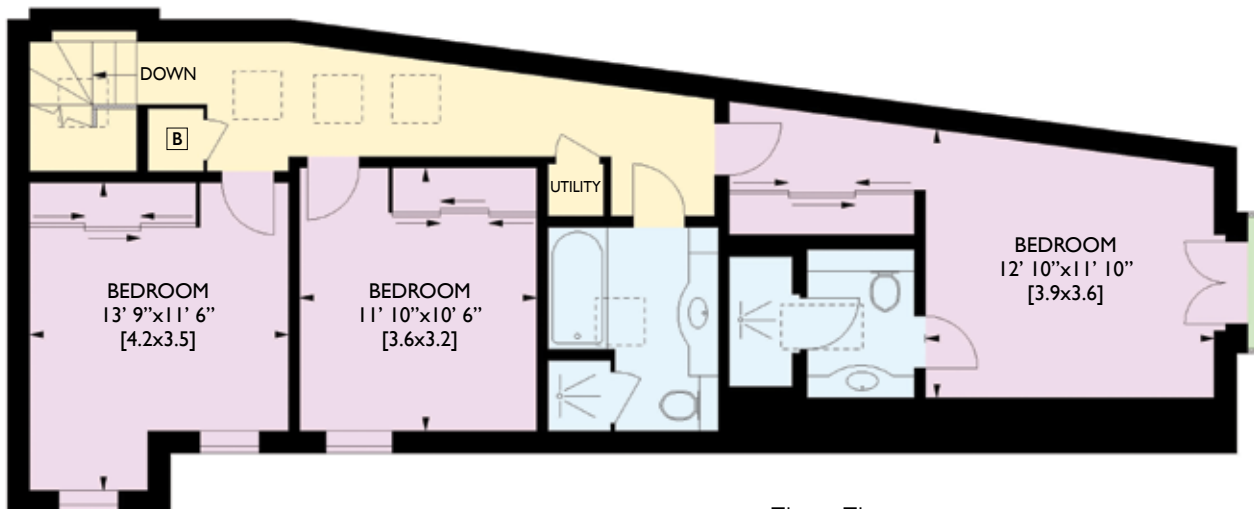
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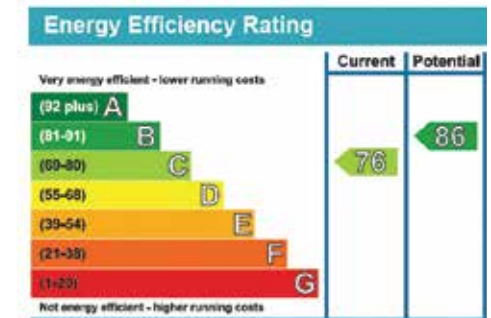
Approximate Gross Internal Area: 140 Sq. metres
1507 Sq. feet



Ground Floor



First Floor



Floor Plan produced for Knight Frank by Mays Floorplans © .
Tel 020 3397 4594

Illustration for identification purposes only, not to scale.
All measurements and areas are approximate, and include wardrobes and window bays where appropriate.
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

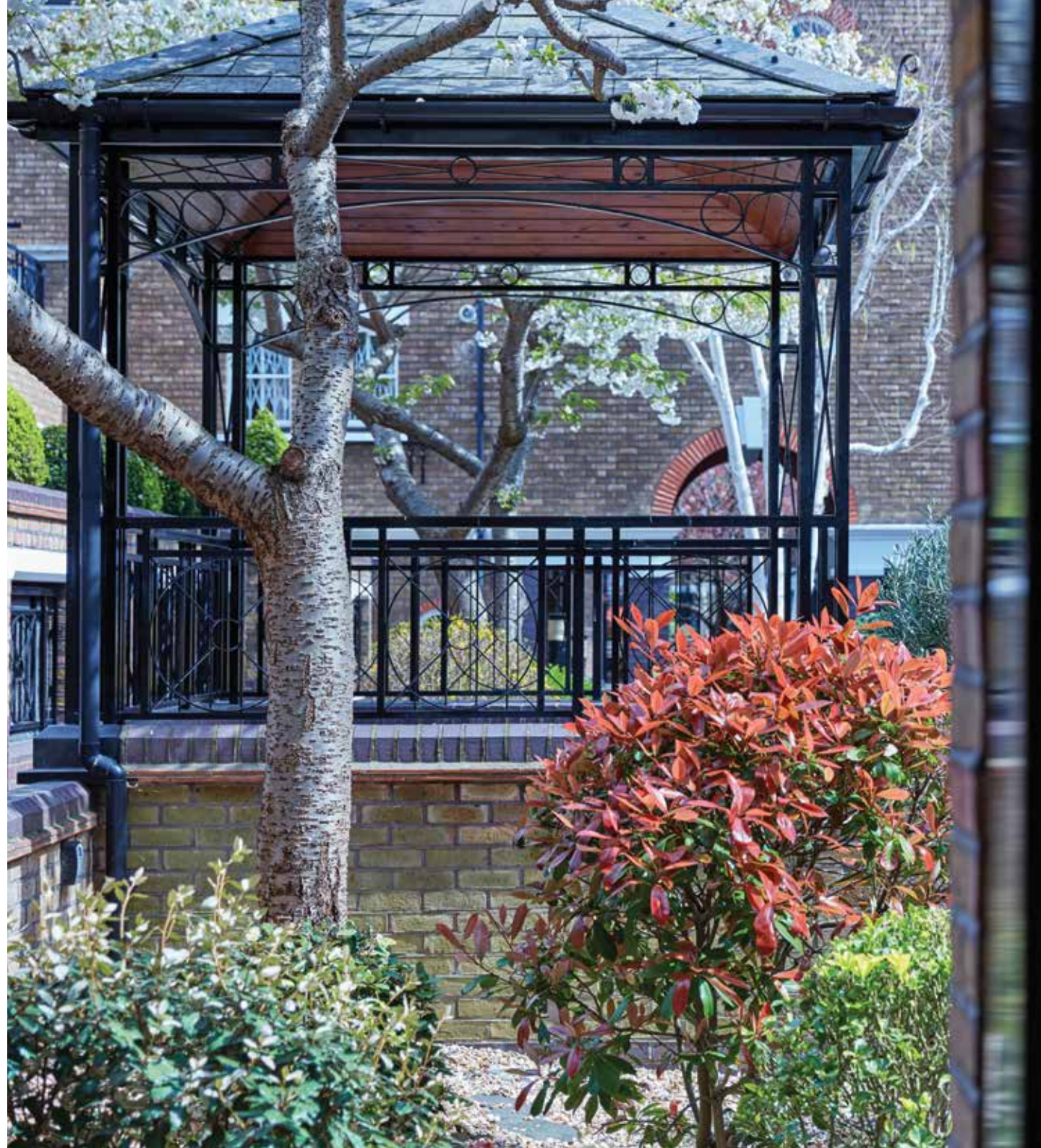


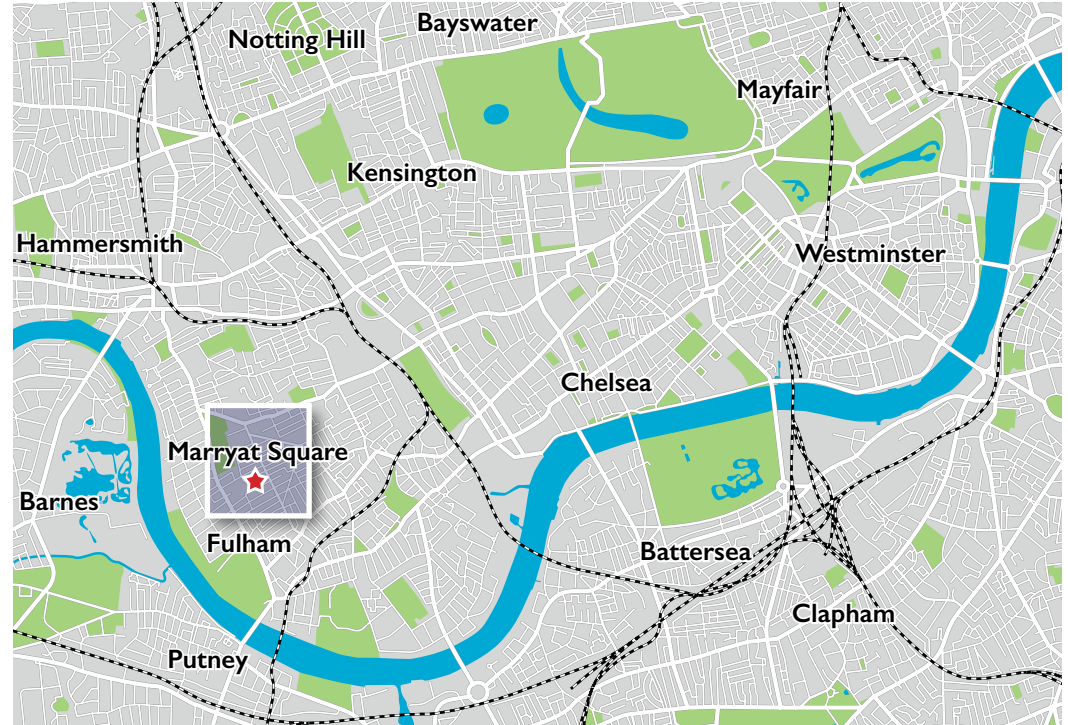
BONHAM & BONHAM

LONDON

No 27 Marryat Square showcases the work of Bonham & Bonham, a unique British business that integrates residential architecture and interior design services with the design, manufacture and installation of bespoke fitted and stand alone furniture. The company marries creative design with traditional craftsmanship and technological innovation in homes throughout the UK and Europe.

Founded in 1948 by Edwin Bonham, and today under the management of his son David, the company comprises an exceptionally skilled team of architects, spatial and interior designers, colour and fabric consultants, cabinet-makers and fit-out craftsmen, with offices in London and Warwick and a workshop in Worcestershire.





Location

Marryat Square is situated between Munster Road and Fulham Palace Road, in the fashionable Munster Village area of Fulham. There are a variety of independent boutiques and restaurants nearby and superb parks and recreational amenities including Bishops Park, Fulham Palace and The Hurlingham Club. There are excellent transport links including the underground at nearby Parsons Green and Fulham Broadway.



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Fixtures and Fittings

Fixed items including surface light fittings, fitted furniture and carpets, are included in the sale price. Freestanding furniture, curtains and blinds, art, ornaments, chandelier and garden furniture are specifically excluded but are available to purchase by separate negotiation.

Important Notice

We give notice that:

1. Any areas, measurements or distances are approximate. We assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as accurate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.

2. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition that it is capable of fulfilling its intended function, and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



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