



THIRTY

The Little Boltons

CHELSEA SW10

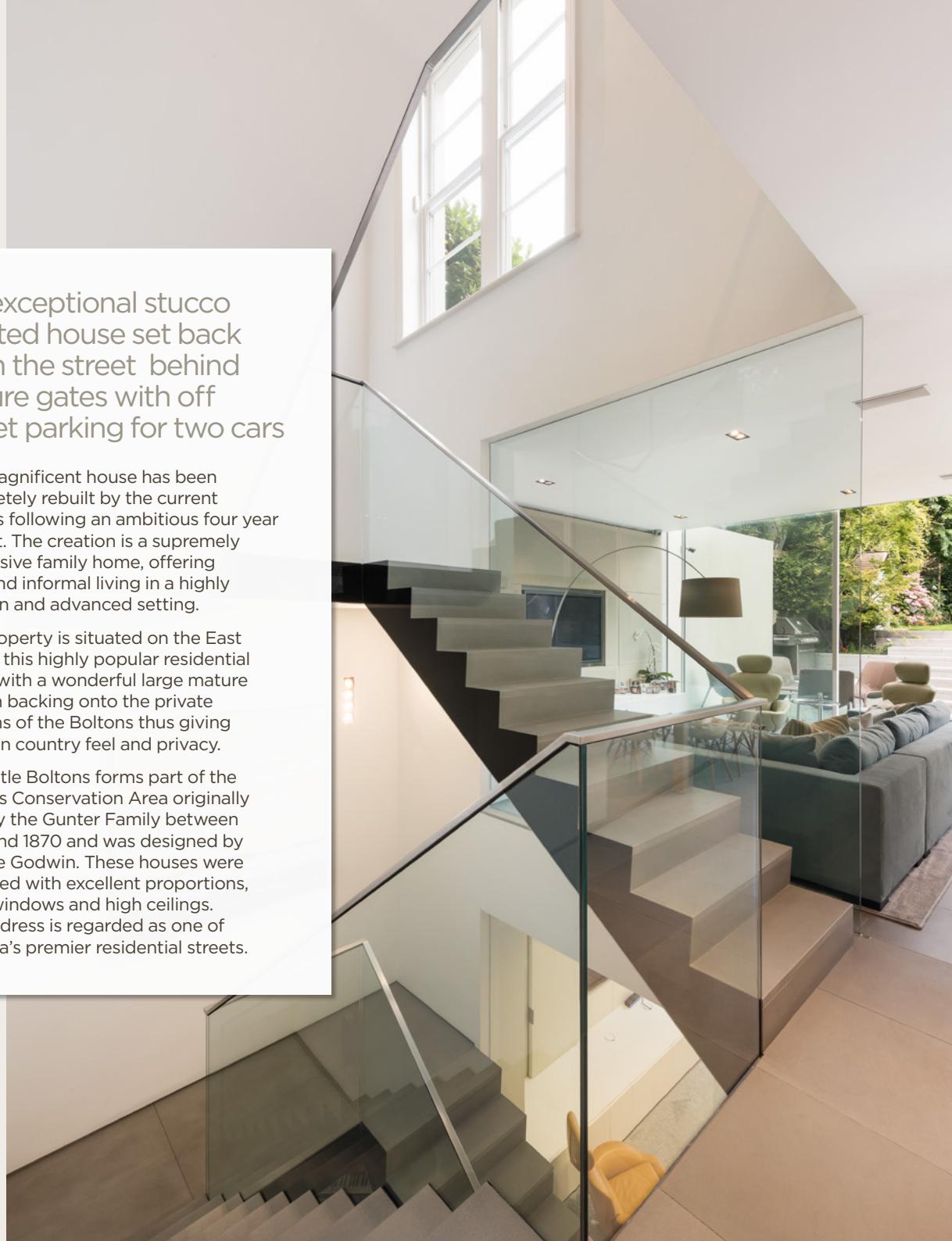


An exceptional stucco fronted house set back from the street behind secure gates with off street parking for two cars

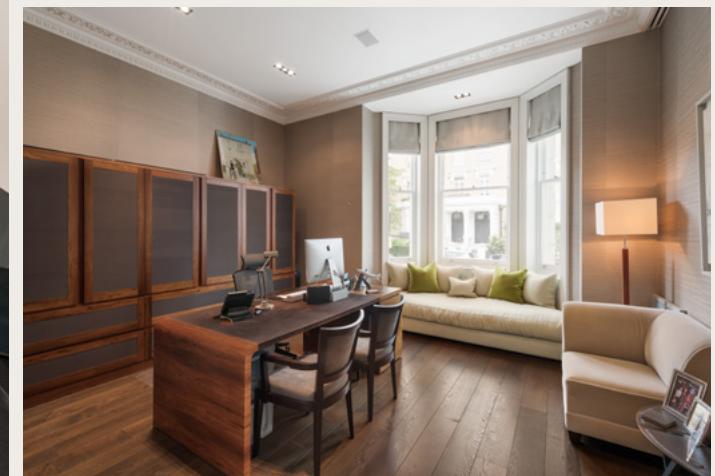
This magnificent house has been completely rebuilt by the current owners following an ambitious four year project. The creation is a supremely impressive family home, offering easy and informal living in a highly modern and advanced setting.

The property is situated on the East side of this highly popular residential street with a wonderful large mature garden backing onto the private gardens of the Boltons thus giving an open country feel and privacy.

The Little Boltons forms part of the Boltons Conservation Area originally built by the Gunter Family between 1850 and 1870 and was designed by George Godwin. These houses were designed with excellent proportions, large windows and high ceilings. The address is regarded as one of Chelsea's premier residential streets.









Accommodation

- | | |
|---|---------------------------------|
| Drawing room | Utility room |
| Open-plan kitchen | Plant room |
| Dining room | Storage rooms |
| Family room | Garden |
| Playroom / Gym | Terraces |
| Study | Courtyard |
| Principal bedroom suite | Off-street parking for two cars |
| Five further bedroom suites | EPC Rating C |
| Self-contained studio flat with separate entrance | |



Freehold

PRICE ON APPLICATION

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea



Specification

Main Kitchen

- Boffi cabinets
- 2 SubZero fridges
- 4 SubZero freezer drawers
- 2 SubZero drink drawers
- Double Wolf gas range
- Double Wolf gas ovens

Lighting

- Lutron lighting wired throughout

Mechanical

- 14x Fancoil AC units in bedrooms and common areas
- Underfloor heating throughout
- Trend building management system with 31 zones
- Comfort cooling with fresh air filtration

Security

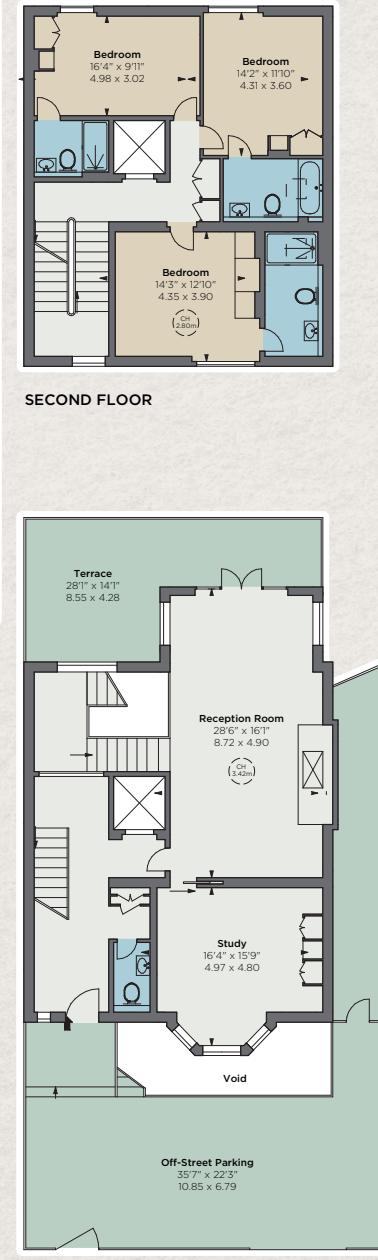
- Security doors to create internal secure area
- 19 CCTV cameras
- Intruder alarm system with contactors, vibration sensors and motion detectors throughout
- Steel front door
- Fire alarm throughout

Lift

- Hydraulic lift to five floors with capacity for five people (wheelchair size)

Other

- 2 SubZero wine coolers



THIRD FLOOR



APPROXIMATE GROSS INTERNAL AREA

8,705 sq ft / 809.05 sq m
including 36.51 sq m of eaves storage

GARDEN SHED

41 sq ft / 3.9 sq m





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