

ASHBERG HOUSE

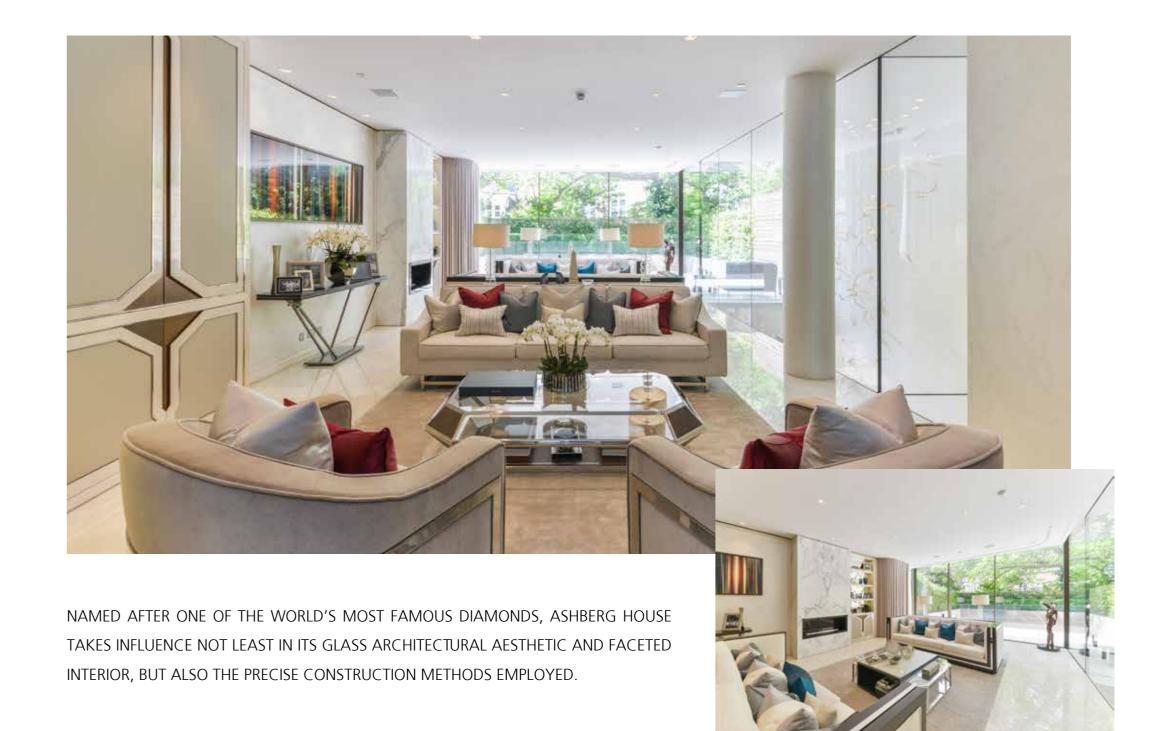
This incredible property is located in the Bolton's Conservation Area, one of Chelsea's most desirable quarters. The house is newly constructed in its entirety and its contemporary facade belies the scale of volume beyond. Discretely situated behind closed doors, the house is set behind a private forecourt for two cars.

The property has been designed in a modern style utilising the very latest in innovative home technology combined with the finest sumptuous and luxurious materials throughout. In addition, there is a lift to all floors and an exceptional spa. To the rear is an unexpectedly large stepped garden as well as two further roof terraces.

The end result is a marriage of beauty and function, embodying those attributes that enlighten and illuminate the most personal of an individual's assets: their home.



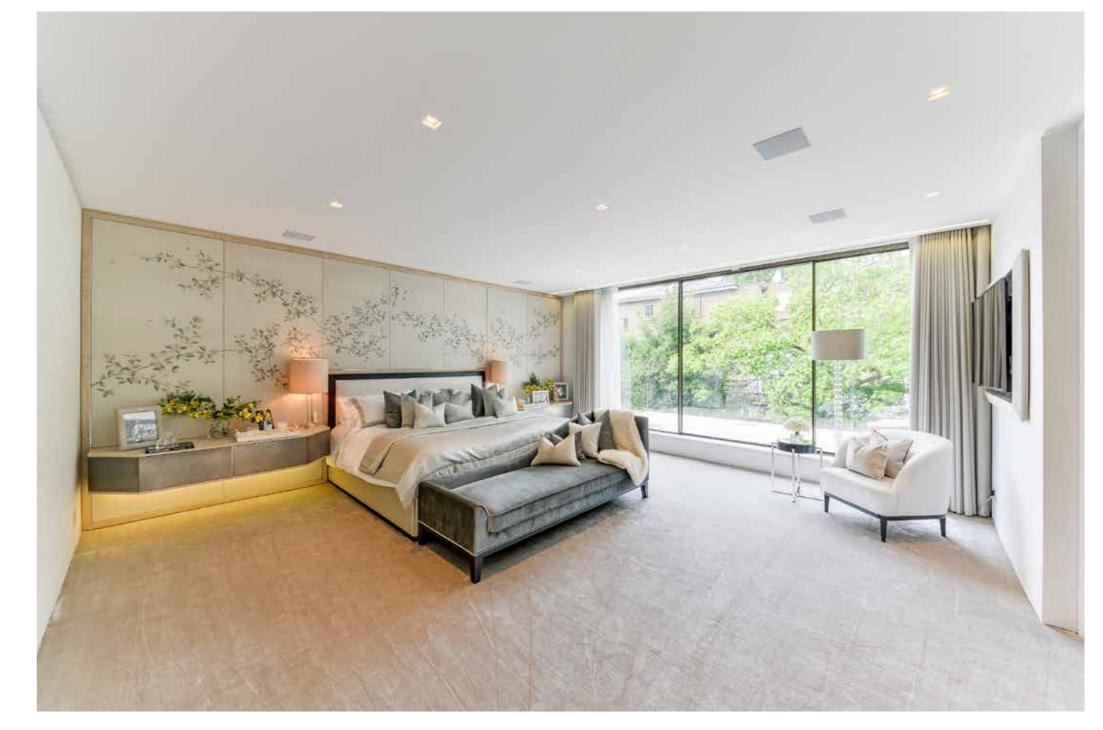




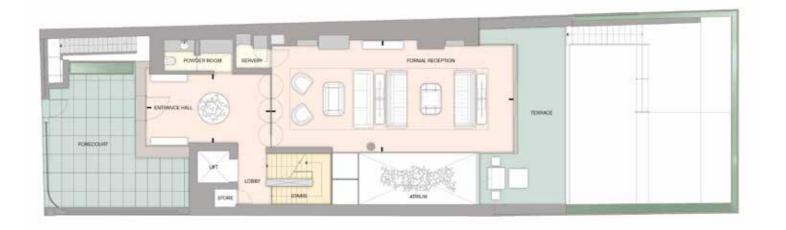
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Entrance Hall • Formal Reception Room with access to Terrace • Open Plan Kitchen/Dining/Family Room
Cinema • Gym • 13m Swimming Pool • Pool Lounge • Steam Room • Service Kitchen • Master Bedroom
with access to Terrace, Dressing Room and Bathroom En Suite • Interconnecting Study/Bedroom with Shower
Room En Suite • 4 Further Double Bedroom Suites • Wine Gallery • Laundry Room • Lift to all Floors • Plant
Rooms • Forecourt Parking for 2 Cars



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GROUND FLOOR

ENTRANCE HALL	6.0 x 3.3 m	19'6" x 10'8" ft
FORMAL RECEPTION	11.9 x 5.6 m	39′0" x 18′3" ft
GIA (approx.)	120 m²	1,292 ft²
GEA (approx.)	160 m²	1,727 ft²

GARDEN FLOOR

FAMILY AREA	10.2 x 8.4 m	33'6" x 27'8" ft
SERVICE KITCHEN	5.8 x 3.1 m	19"0' x 10'7" ft
WINE GALLERY	5.9 x 2.1 m	19'3" x 6'8" ft
GUEST SUITE 4	4.5 x 3.9 m	14′7" x 12 '9" ft
MAID'S ROOM	3.8 x 2.9 m	12'4" x 9'5" ft
GIA (approx.)	203 m²	2,181 ft²
GEA (approx.)	246 m²	2,646 ft²

SPA FLOOR

CINEMA	5.9 x 5.4 m	19'5" x 17'9" ft
GYM	5.5 x 3.4 m	17'11" x 11'3" ft
POOL	13 x 4 m	42'8" x 13'0" ft
STEAM ROOM	2.6 x 1.8 m	8′5" x 5′9" ft
POOL LOUNGE	10.8 x 3.3 m	35'4" x 10'8" ft
GIA (approx.)	233 m²	2,513 ft²
GEA (approx.)	269 m²	2,899 ft²



FIRST FLOOR

MASTER BEDROOM	5.8 x 5.3 m	9'2" x 17'6" ft
MASTER EN SUITE	6.9 x 2.7 m	22′6" x 8′8" ft
DRESSING ROOM	3.9 x 3.9 m	12'7" x 12'7" ft
STUDY/BEDROOM 6	4.4 x 3.6 m	14′3" x 11′9" ft
EN SUITE	2.3 x 2.1 m	7′5" x 6′8" ft
GIA (approx.)	116 m²	1, 250 ft²
GEA (approx.)	140 m²	1,504 ft²



SECOND FLOOR

GUEST SUITE 1	5.7 x 3.8 m	18'9" x 12'6" ft
GUEST SUITE 2	4.5 x 3.1 m	14′7" x 10′7" ft
GUEST SUITE 3	3.2 x 2.7 m	10′5" x 9′0" ft
GIA (approx.)	81 m²	876 ft²
GEA (approx.)	121 m²	1,297 ft²











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