



ASHBERG HOUSE

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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.



NAMED AFTER ONE OF THE WORLD'S MOST FAMOUS DIAMONDS, ASHBERG HOUSE TAKES INFLUENCE NOT LEAST IN ITS GLASS ARCHITECTURAL AESTHETIC AND FACETED INTERIOR, BUT ALSO THE PRECISE CONSTRUCTION METHODS EMPLOYED.





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





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 m ²	1,292 ft ²
GEA (approx.)	160 m ²	1,727 ft ²



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 m ²	2,181 ft ²
GEA (approx.)	246 m ²	2,646 ft ²



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 m ²	2,513 ft ²
GEA (approx.)	269 m ²	2,899 ft ²



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 m ²	1,250 ft ²
GEA (approx.)	140 m ²	1,504 ft ²



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 m ²	876 ft ²
GEA (approx.)	121 m ²	1,297 ft ²





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