



CHELSEA SW10

LAMONT ROAD



## A superb turnkey three-bedroom freehold house with off-street parking and a paved rear garden

This impressive Chelsea townhouse has been extensively renovated throughout to create a spectacular home. The property is located at the end of an attractive terrace of period townhouses and benefits from a triple aspect providing superb natural light.



Upon entering the house on the raised ground floor, you step into a welcoming entrance hall that leads you through stylish Crittall-style doors into a fantastic double reception room. The ceiling heights extend to approximately 2.97 metres, giving an exceptional feeling of space and volume.









The lower ground floor is occupied by an open-plan kitchen and dining room perfectly proportioned and designed. In addition, there is a well-placed utility room and a guest WC.

The house is equipped with high-specification technology including: Miele kitchen appliances, Lutron Homeworks QSX lighting and shades, Control4, Hikvision CCTV, multi-room audio distribution.









The first and second floors are occupied by a luxurious principal bedroom suite, two double bedrooms, a fourth bedroom/study, and the second bathroom. The property is fitted with bespoke joinery and excellent storage throughout.

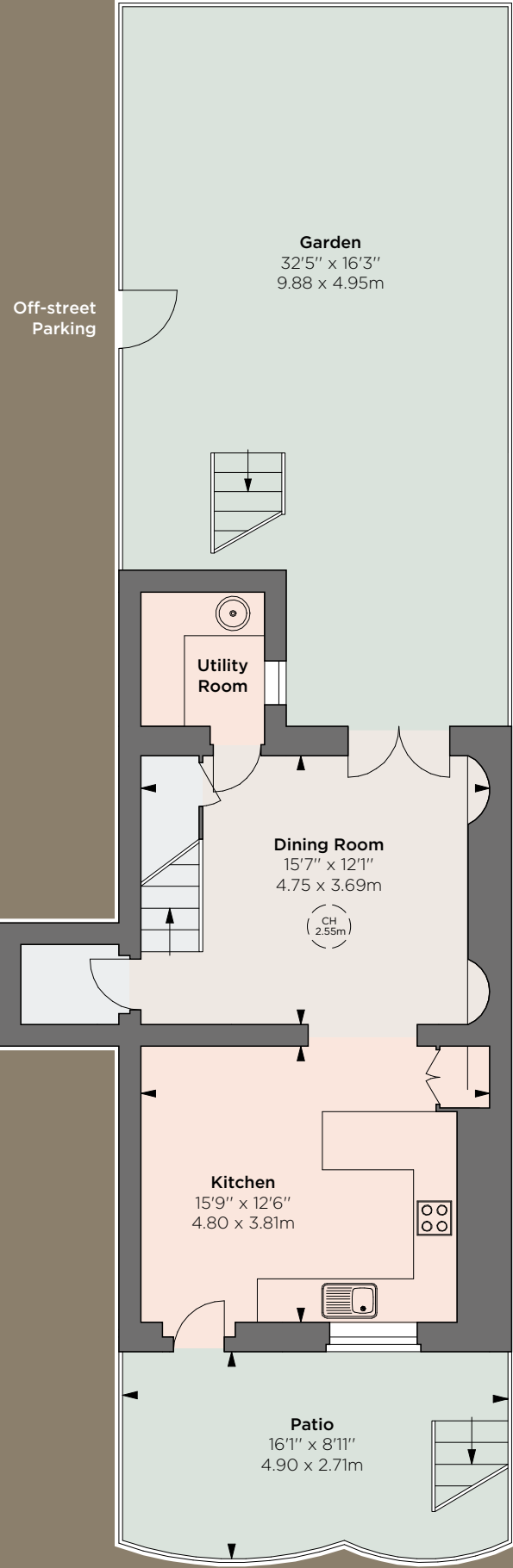


## LOCATION

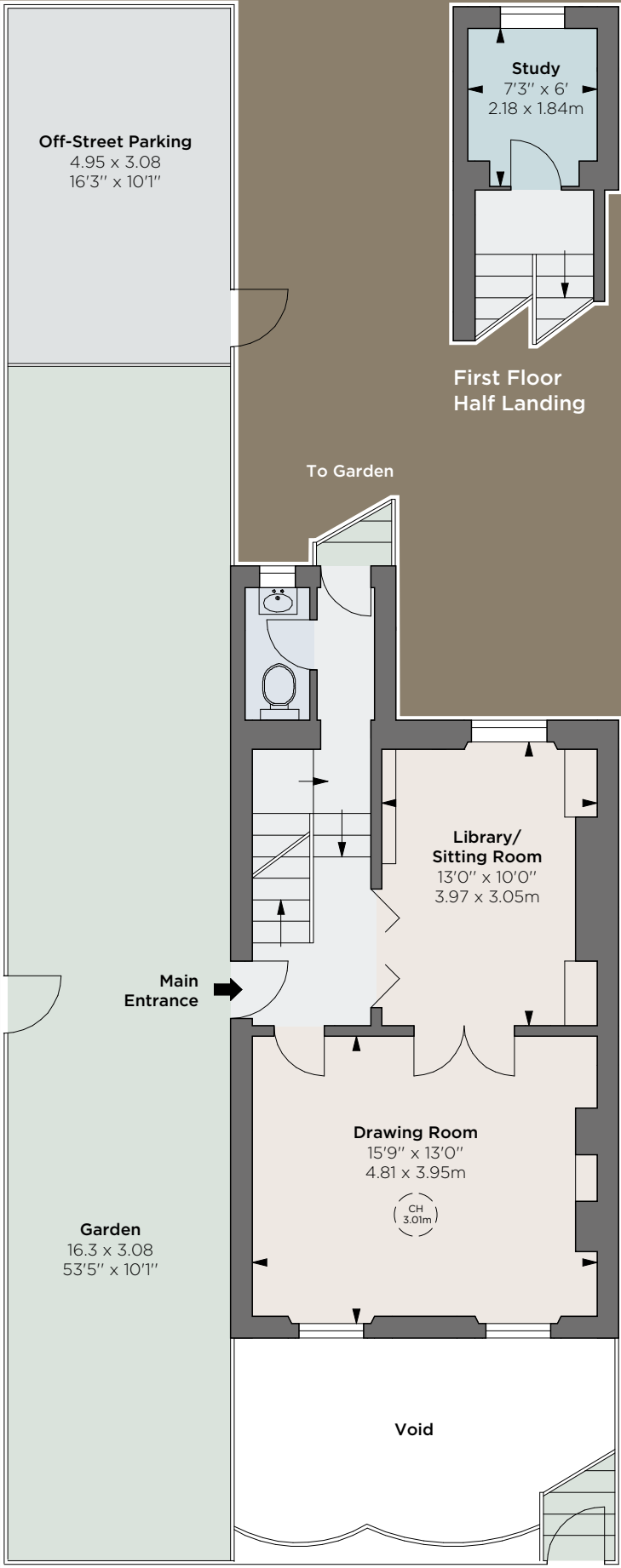
Lamont Road is perfectly positioned on the western side of Chelsea and is located within the highly desirable residential area of the Ten Acre Estate.

The area is surrounded by many local conveniences including a fantastic selection of shops, supermarkets and restaurants on the Fulham Road (approximately 0.2 miles). The nearest transport links include Sloane Square Tube Station (approximately 1.2 miles), Gloucester Road Tube Station (approximately 1 mile) and South Kensington Tube Station (approximately 1.1 miles).

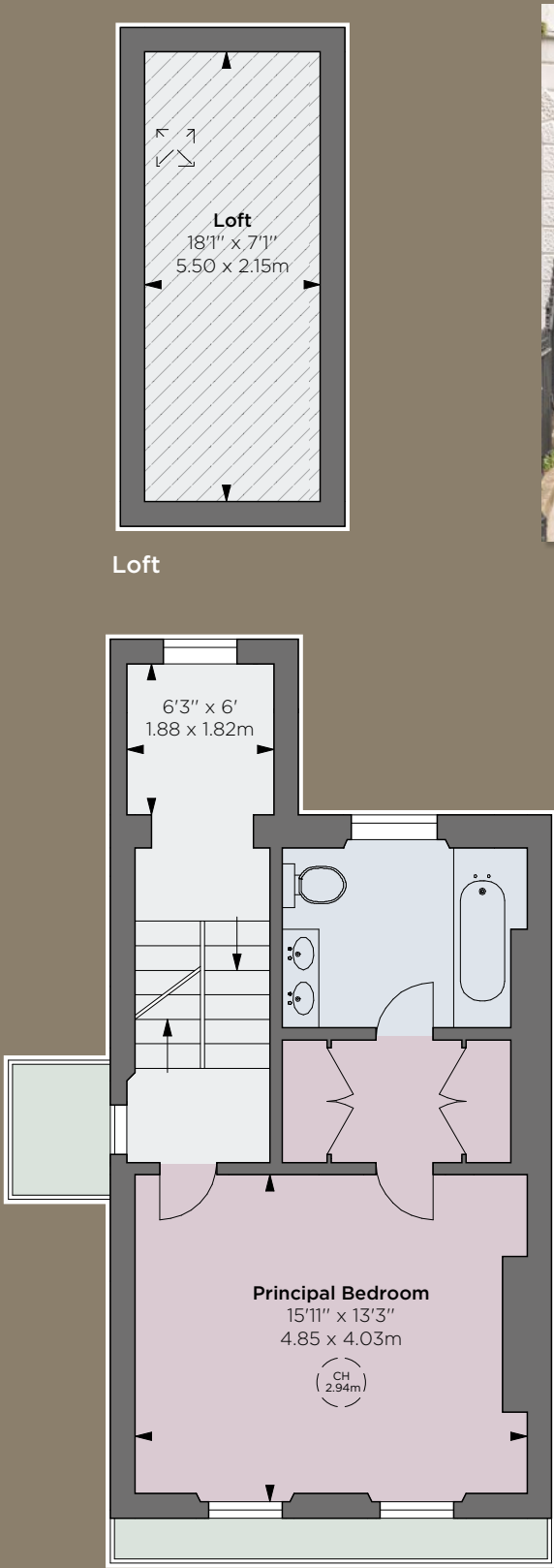




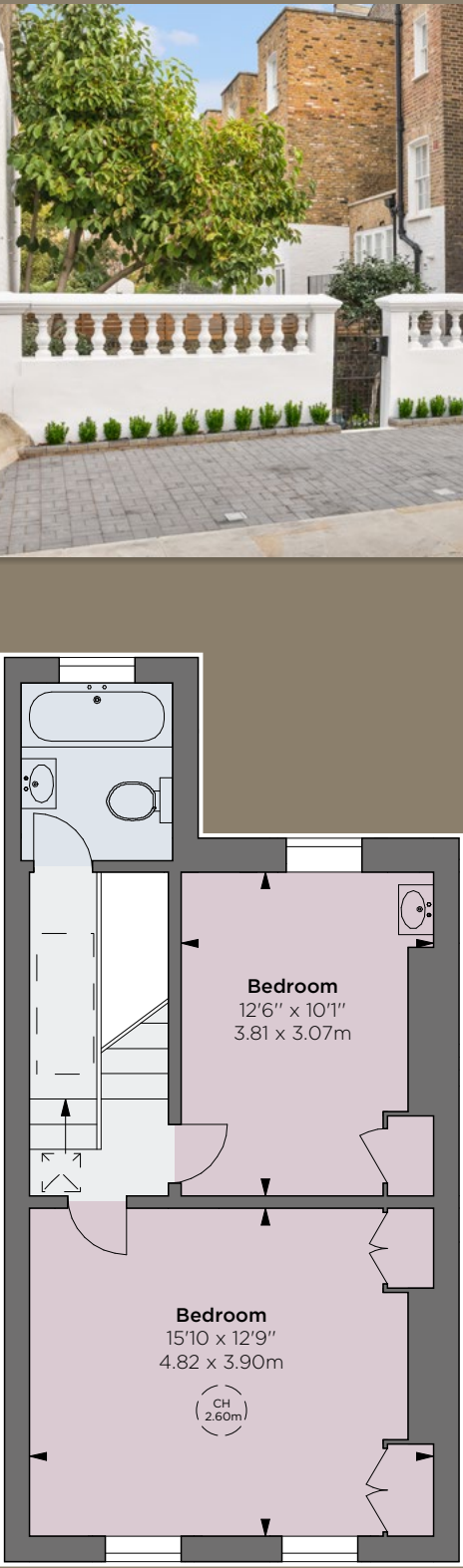
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



Guide Price

£4,750,000

Tenure

Freehold

Local Authority

Kensington & Chelsea

Council Tax

Band H

EPC

Rating D



Total Approximate

Gross Internal Area

2,006 sq ft / 186.36 sq m  
including loft area

Loft Area

127 sq ft / 11.80 sq m

Approximate Gross

Internal Area

1,849 sq ft / 174.56 sq m  
excluding loft area

Hatched Area: Under 1.5m  
CH: Ceiling height

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They 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 statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 05/11/25

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Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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