

ILCHESTER PLACE

HOLLAND PARK W14



Distinction, Heritage and Modernity

Situated in one of London's finest residential districts, Ilchester Place is a street located in Kensington that is coveted for its grand homes and imposing terraces.

Set within the Holland Park Conservation Area and immediately adjacent to Holland Park, Number 5 Ilchester Place has been completely rebuilt and extended behind its original retained façade.

This is an exceptional London family home incorporating thoughtful contemporary design with generous spaces to suit both formal entertaining and relaxed living.



An Exceptional Home

Number 5 is a seven-bedroom family home which will unquestionably stand the test of time. Its exterior hints at a classical heritage which complements the neo-Georgian architecture of Holland Park, yet behind the façade is a contemporary interior featuring market-leading design and technology.

The redesign reflects a period of transition for the property, and offers the reinterpretation of a classic style to create a bespoke, beautiful and functional home.

Each floor celebrates a generosity of space with craftsmanship and detailing which is both timeless and beautiful. From the distinctive stone parquetry entrance hall to the bronzed balustrades rising up the feature staircase, Number 5 is a legacy home which will last for generations to come.





Reception Room

The formal reception provides a wealth of natural light from the 3m floor-to-ceiling windows and delivers direct access to the landscaped garden and terrace. The bronzed ceiling pendant, feature polished stone fireplace, and bespoke timber joinery create an elegant setting for entertaining in style. This is a space designed with meticulous attention to detail and the superior specification expected from a landmark home of this nature.

Dining Room

The dining room, adjacent to the formal reception, shares a view of the garden beyond. With a dramatic Arabescato marble fireplace and a pair of striking ceiling pendants, there's ample space for ten to twelve guests to dine in comfort.





Garden

The landscaped garden, designed by the renowned garden designer Randle Siddeley (the Lord Kenilworth), provides a generous space for quiet enjoyment and outdoor living, and is the perfect retreat from the hectic pace of urban life. Step out and enjoy the open space, fresh air and tranquillity, surrounded by distinctive planting, rich in variety and providing a peaceful environment.



Family Area

Believed to be a first for Ilchester Place, the lower ground area benefits from an integrated internal garden with a full height green wall, and space which is large enough for outdoor seating. The handcrafted kitchen features a 3m stone island with counter stools for social dining, integrated Gaggenau appliances, and dark wood cabinetry resulting in a practical yet sophisticated aesthetic





Master Bedroom

The well-proportioned windows in the master bedroom overlook the landscaped gardens and provide direct views into Holland Park. A marble fireplace adds a distinctive feel to the space, combining tradition with modernity. Finished in beautifully restful textures, the master bedroom has engineered oak parquet flooring with a detail border.





Master Bathroom

With Mystery White marble flooring, the spacious master bathroom features a bespoke double vanity, walk-in shower, and a free-standing bath positioned in front of a book-matched marble wall. Bespoke brass tapware and a wall-mounted brass towel rail mirror the brass detailing around the glazed doors of the shower, WC and vanity unit.

Master Dressing Room

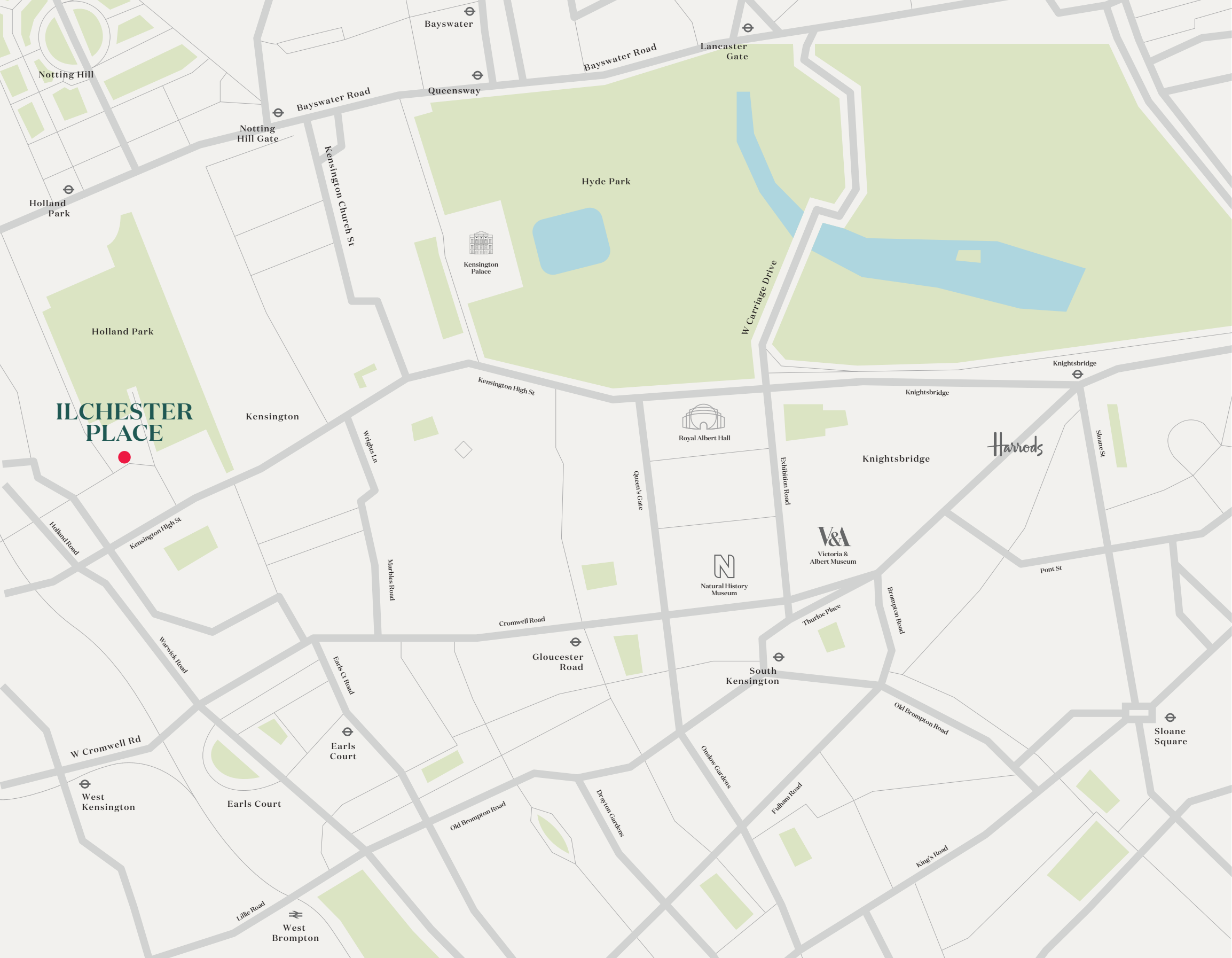
The spacious master en-suite includes a walk-in dressing room finished in light timber veneer with bronze inlay detailing. The design of this space has been carefully considered and includes a centre island offering a display case and additional storage.





Swimming Pool

The property's amenity spaces are especially generous with a 15m heated pool and relaxation area, state-of-the-art gym, sauna and steam rooms providing an indulgent retreat within the home. With a bespoke joinery bar cabinet, this is an environment to relax, workout and play.

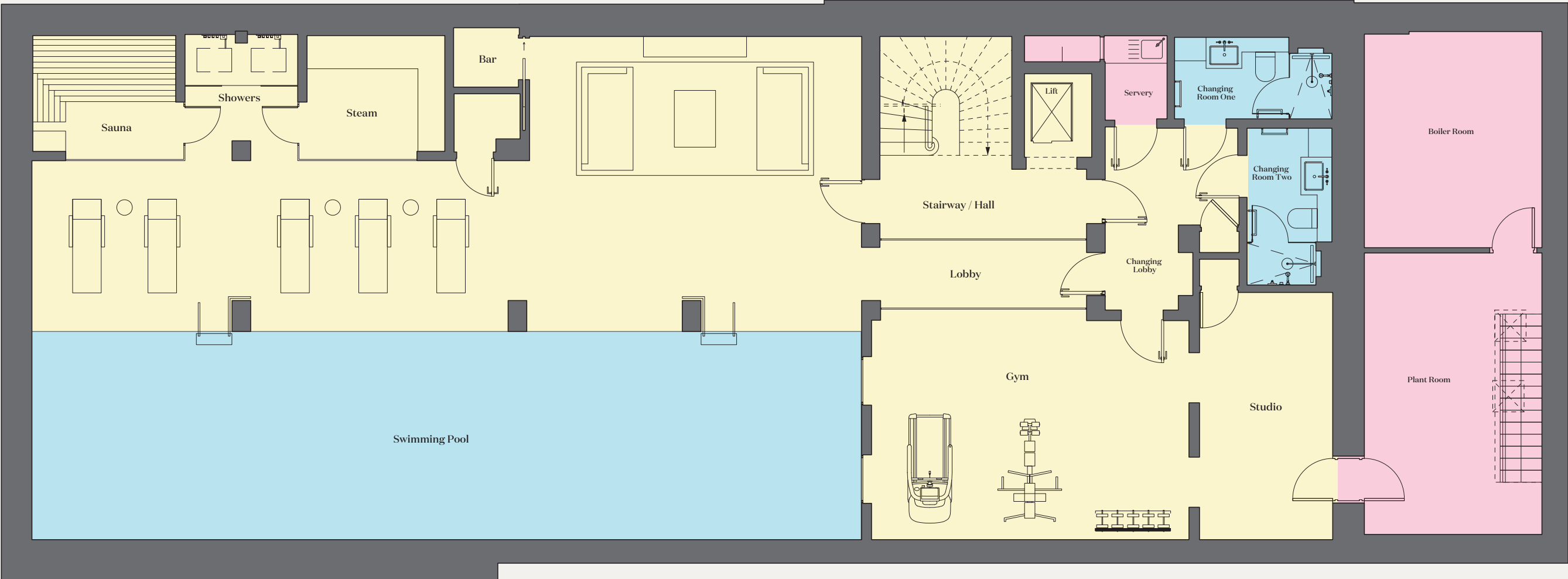


Location and Surrounding Area

Holland Park's artisan boutiques and established local businesses encourage a village lifestyle, while the bustle of Kensington High Street is only a short stroll away. Knightsbridge and the West End are immediately beyond, offering residents a huge variety of the best restaurants and retail destinations in London, including both Harrods and Sloane Street. Favoured cultural landmarks are all effortlessly to hand, including the Royal Albert Hall, the Serpentine Gallery and the Victoria & Albert Museum.

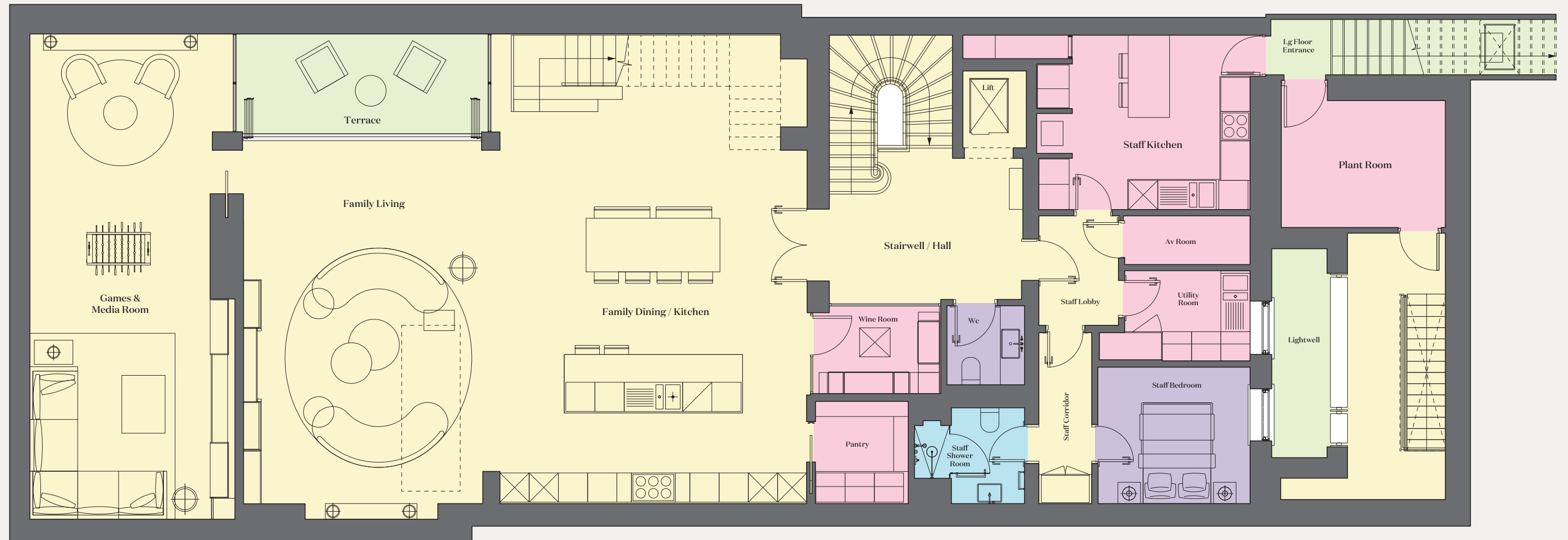
Closer to home still is the Royal Borough's largest park, Holland Park, comprising 54 acres of gardens, play facilities, sports grounds and large areas of woodland abundant with wildlife. The Park is home to the annual Holland Park Opera each summer, and offers a variety of semi-formal gardens, cafés and restaurants.

London has the finest educational institutions with many of the best-rated schools found in the Royal Borough and within the catchment area of Ilchester Place, with preparatory schools Norland Place School and Thomas's Kensington in the immediate vicinity, and notable public schools Westminster School and St Paul's School within easy reach.



Basement

Swimming Pool 9.44m x 15.86m / 30'11" x 52'0"	Stairway / Hall 3.77m x 3.96m / 12'4" x 13'0"	Lobby 4.63m x 1.37m / 15'2" x 4'6"	Gym 6.02m x 4.28m / 19'9" x 14'1"	Studio 4.68m x 2.49m / 15'4" x 8'2"
Sauna 2.22m x 2.66m / 7'3" x 8'8"	Steam Room 2.22m x 2.73m / 7'3" x 8'11"	Changing Lobby 3.50m x 2.57m / 11'6" x 8'5"	Changing Room One 3.01m x 1.59m / 30'11" x 52'0"	Changing Room Two 3.01m x 1.64m / 9'11" x 5'5"
Boiler Room 4.19m x 3.53m / 13'9" x 11'7"	Plant Room 5.44m x 3.53m / 17'10" x 11'7"			



Lower Ground Floor

Family Dining / Kitchen & Family Living
11.55m x 9.6m / 37'11" x 31'6"

Stairwell / Hall
5.51m x 3.95m / 18'1" x 13'0"

Games & Media Room
10.09m x 4.15m / 33'1" x 13'7"

Staff Kitchen
4.35m x 3.58m / 14'3" x 11'9"

Staff Lobby
2.25m x 1.64m / 7'5" x 5'5"

Pantry
2.1x 1.9m / 6'11" x 6'3"

Av Room
1.0m x 2.57m / 3'3" x 8'5"

Staff Corridor
2.95m x 1.08m / 9'8" x 3'7"

Wine Room
2.6 x 1.8m / 8'6" x 5'11"

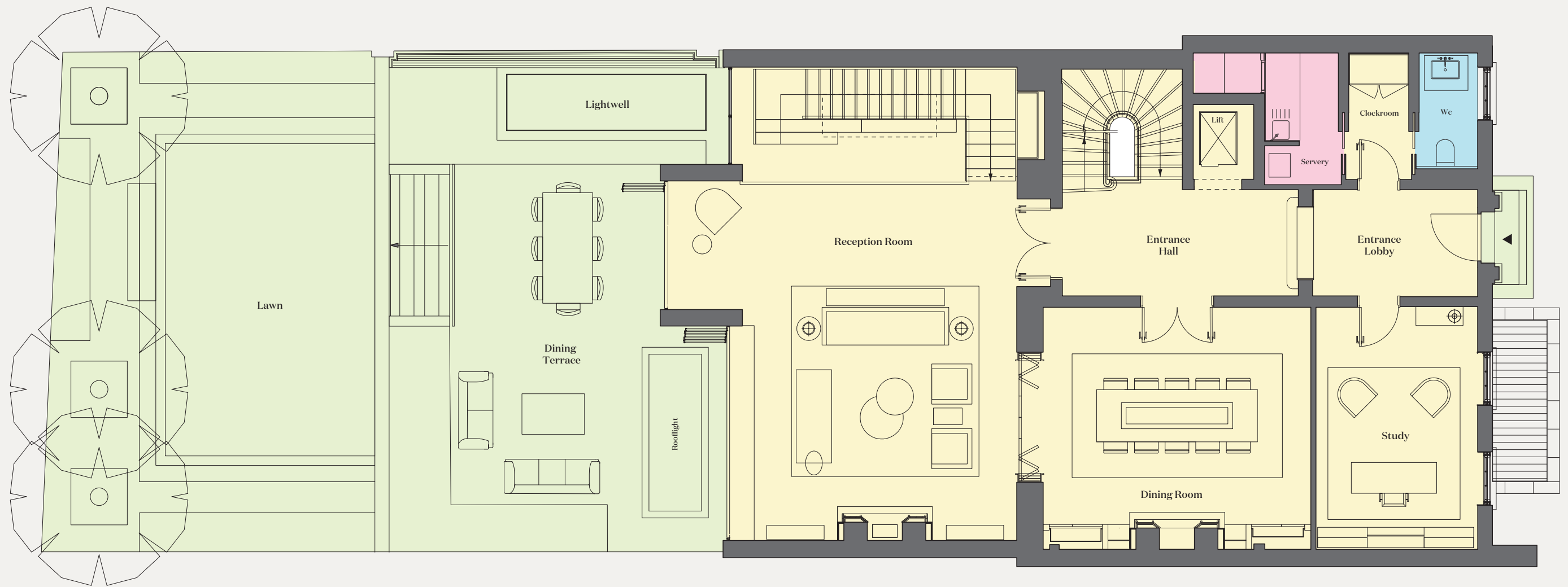
Utility
2.57m x 1.85m / 8'5" x 6'1"

Staff Bedroom
3.12m x 2.8m / 10'3" x 9'2"

WC
1.55m x 1.65m / 5'1" x 5'5"

Plant Room
Including Lightwell
3.38m x 8.19m / 11'0" x 26'9"

Staff Shower Room
2.24m x 1.94m / 7'4" x 6'4"



Ground Floor

**Entrance Lobby /
Entrance Hall**
8.75m x 2.23m / 28'8" x 7'4"

WC
2.34m x 1.25m / 7'8" x 4'1"

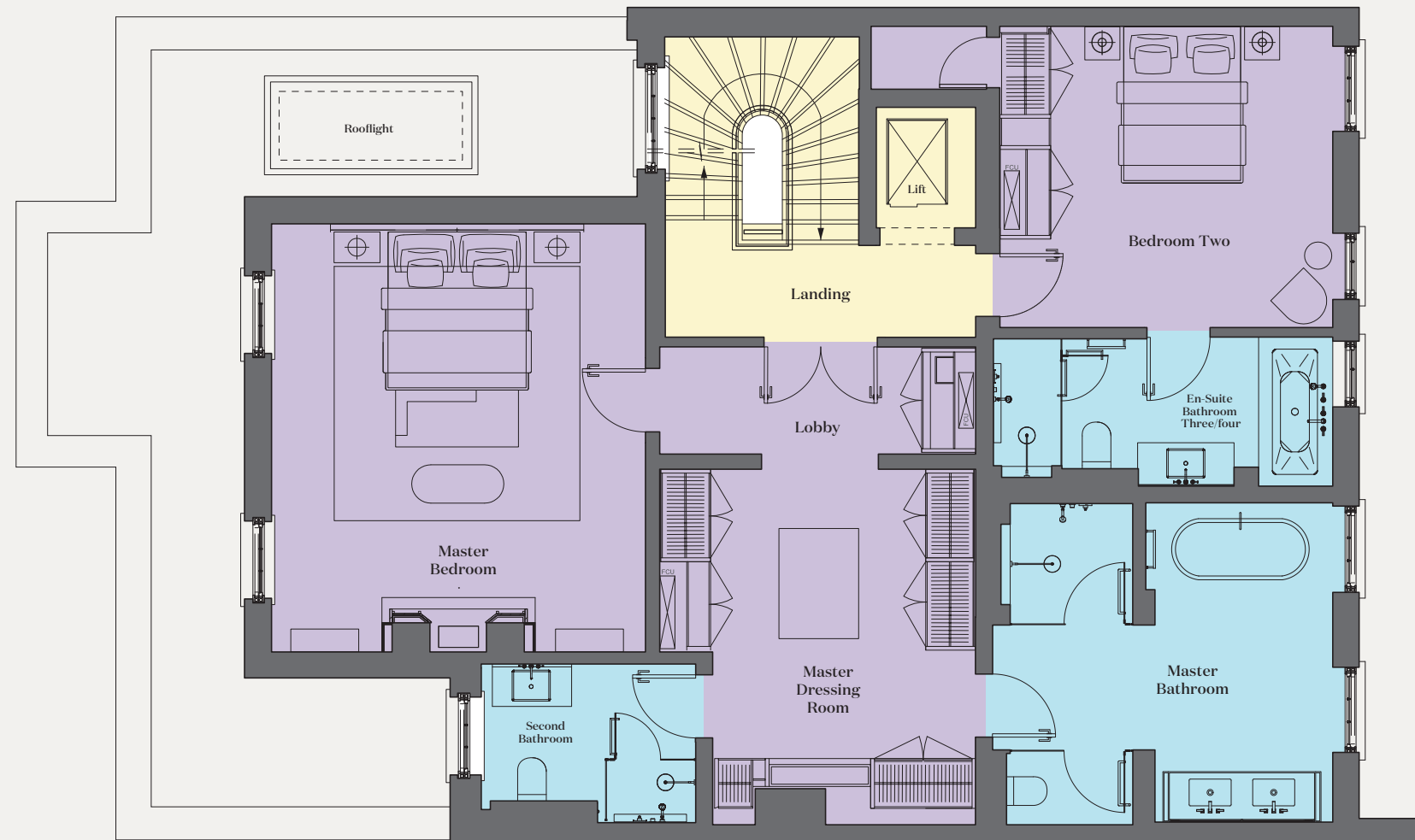
Study
4.62m x 3.37m / 15'2" x 11'1"

Cloakroom
1.98m x 1.33m / 6'6" x 4'4"

Dining Room
5.63m x 4.57m / 18'6" x 15'0"

Servery
2.75m x 1.57m / 9'0" x 5'2"

Reception Room
Including Staircase
9.92m x 8.03m / 32'7" x 26'4"



First Floor

Landing
3.94m x 4.05m / 12'11" x 13'3"

Second Bathroom
2.8m x 2.08m / 9'2" x 6'10"

Lobby Area
3.37m x 1.4m / 11'1" x 4'7"

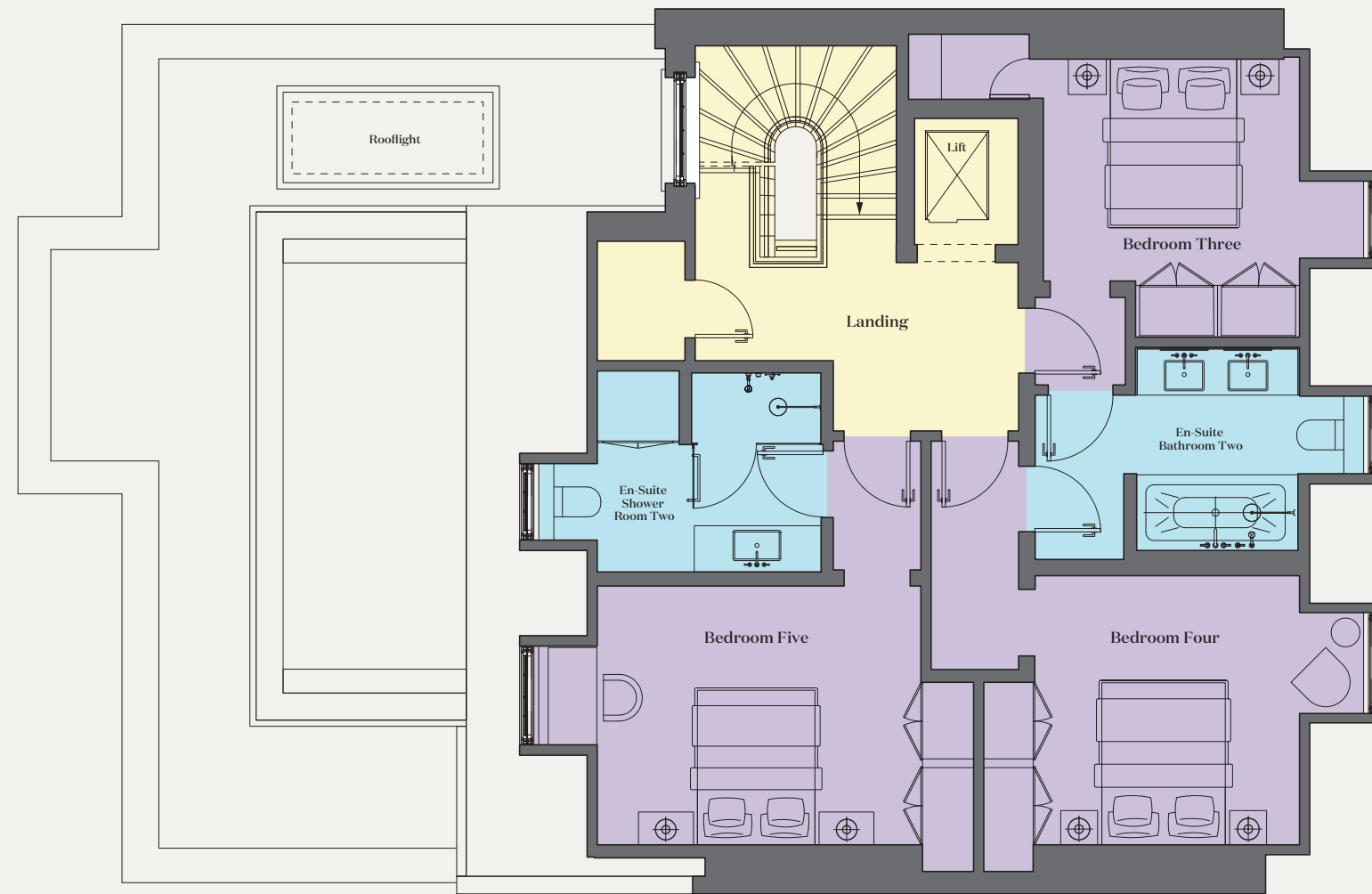
Master Bathroom
4.44m x 4.16m / 14'7" x 13'8"

Master Bedroom
5.57m x 4.89m / 18'3" x 16'1"

Bedroom Two
4.37m x 3.94m / 14'4" x 12'11"

Master Dressing Room
3.8m x 3.4m / 12'6" x 11'2"

En-Suite Bathroom Two
4.44m x 1.93m / 14'7" x 6'4"



Second Floor

Landing
4.83m x 4.06m / 15'10" x 13'4"

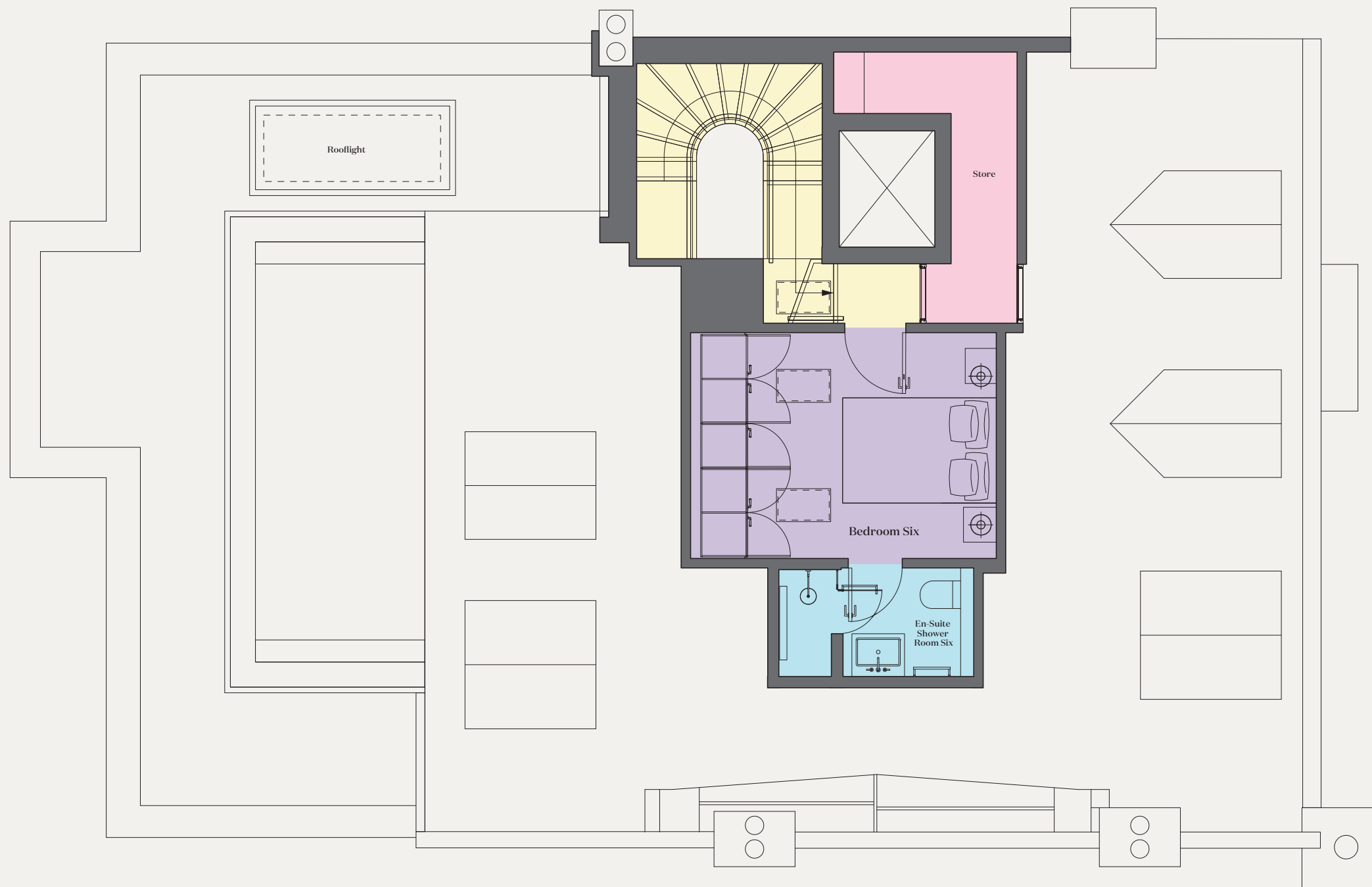
Bedroom Four
3.97m x 3.37m / 13'0" x 11'0"

Bedroom Three
3.22m x 3.49m / 10'6" x 11'4"

Bedroom Five
4.73m x 3.27m / 15'5" x 10'7"

**En-Suite Bathroom
Three/Four**
3.33 x 2.69m / 10'9" x 8'8"

En-Suite Shower Room Five
2.87m x 2.53m / 9'4" x 8'3"



Third Floor

Bedroom Six
3.38m x 3.06m / 11'1" x 10'1"

En-Suite Shower Room Six
2.67m x 1.49m / 8'9" x 4'10"

Approximate Gross Internal Area
including areas under 1.5m and internal garden

10,794 sq ft
1,000 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.

General

Lifts

- Kone 4-person lift serving all floors
- Bespoke interior with polished marble flooring; mirror and timber with metal detail to walls
- Dumbwaiter lift from Catering Kitchen to Basement, Lower Ground, and Ground Floors

Control System

- Fully integrated Savant Control System to control lighting, window treatments, air conditioning, CCTV, door entry and intercom
- All integrated systems can be managed and controlled via the installed iPads (and any Client smart device with WIFI / 4G connection)
- Savant Scenes allow the user to set up scenes within minutes to activate preferred lighting, temperature, music and more via the app

Lighting

- Lutron Homeworks QS professional lighting system, accessible from keypads and Savant Control System iPads or any Client smart device
- Scene-setting lighting control offers pre-programmed lighting scenes, which can include an "All On/Off" & Holiday modes.
- Internal wardrobe and vanity lighting

Audio Visual

- Pre-wiring to accept HD, 4K and 3D video distribution and high quality audio distribution in principal rooms
- Multi-zoned discreet in-ceiling speakers in principal rooms and pre-wiring for guest / secondary rooms
- All other principal rooms pre-wired to accept the latest Smart LED TVs
- AV system designed to accept a broad range of equipment including Apple TV and Blu-ray/DVD players
- Infrastructure installed for Digital Terrestrial, DAB, Sky and foreign satellite
- Once installed, all AV equipment can be controlled via Savant Control system

Cooling, Heating & Ventilation

- Air Conditioning & Heating in all principal rooms, including guest bedrooms operated by Savant Control System iPads (and any Client smart devices)
- Underfloor heating to main principal rooms to independently monitor and control the temperature in each space
- Cast iron radiators to all guest bedrooms
- Dual-fuel heated towel rails in all bathrooms

Security

- Contactless & Vibration Alarm System
- CCTV to front and rear of house with video feeds accessible through Savant Control System (and any client smart devices) - all recorded to a central Network Video Recorder
- Video intercom system at building entrances, with video feeds viewable through internal video handsets

Wifi & Networking

- Fully managed Ruckus WIFI set-up (excluding internet connection at client's own specification and cost)
- Wall-mounted RJ45 data outlets using CAT6 cabling in all principal rooms for simple installation of standard PBX, IP phone systems or wired high-speed Ethernet connections to all devices (excluding phone devices)
- AV equipment rack allowing for coordinated installation of client fit-out

Curtains, Blinds & Windows

- Integrated motorised and automated window treatments in all Ground floor rooms
- Hard wiring has been provided for all other principal rooms

Fireplaces

- All Bio-Ethanol (Formal Reception, Lower Ground, Family Living Room, Master Bedroom) and Gas fires (Dining Room) are controlled via remote control – integrated where possible

Ground Floor

Entrance Hall & Lobby

- Bespoke patterned marble parquet flooring with three contrast stones
- Painted walls with applied timber mouldings
- Feature archway with sculptured niches
- Black lacquer solid timber entrance door

Study

- Fumed engineered oak timber parquet panel flooring with border
- Wallpapered walls
- Bespoke contrasting timber joinery & bookcase

Guest WC

- Polished large format tile marble flooring
- Polished marble slab feature wall
- Bespoke marble vanity with under-mounted basin and fitted joinery
- High specification satin brass tap
- Wall-mounted WC

Cloakroom & Servery

- Bespoke joinery cloak cabinet
- Dumbwaiter from Catering Kitchen
- High specification stainless steel tap
- Undermounted sink

Reception Room

- Fumed engineered oak timber parquet panel flooring with border
- Painted walls with applied timber mouldings with fabric panels
- Polished marble fireplace with bi-ethanol
- Floor-to-ceiling thin profile glass bi-folding doors opening onto garden terrace

Dining Room

- Fumed engineered oak timber parquet panel flooring with border
- Painted walls with applied timber mouldings
- Coffe feature to ceiling with up-lighting
- Bespoke timber joinery with antique mirror and recessed lighting
- Polished marble fireplace with gas fire

Formal Staircase

- Formal cantilevered staircase servicing all floors
- Combination of marble and fumed engineered oak treads
- Bespoke metal balustrade with custom designed black spindles and stain brass handrail

Feature Staircase

- Cantilevered staircase wrapped with custom-moulded Terrazzo stone
- Bespoke metal balustrade with custom-designed black spindles and satin
- brass handrail
- Feature chaise longue built into Terrazzo at Lower Ground Level
- Bespoke fluted stained oak feature wall with bespoke joinery with brass frame
- Large format glazing to vertical elevation facing staircase from garden
- 0.9m x 2.4m large format roof light above staircase

First, Second & Third Floors

Master Bedroom

- Fumed engineered oak timber parquet panel flooring with border
- Built-in headboard with inset fabric panels and wood frame
- Bespoke joinery brass frame cocktail bar cabinet
- Polished marble fireplace with bi-ethanol

Master Dressing Room

- Fumed engineered oak timber parquet panel flooring with border
- Bespoke fully-fitted timber wardrobes with brass detail inlay and hanging rails, shoe racks, drawers and shelving
- Bespoke fitted timber island unit with brass framing and smoked glass display

Master Bathroom

- Polished slab format marble flooring
- Polished slab format marble walls with book-matched feature wall
- Bespoke polished marble double vanity with timber joinery and brass frame
- Free-standing bath with matte gold sanitaryware
- Bespoke clear and frosted fluted shower screen with brass frame
- Rain shower, wall-mounted showerhead and hand shower in matte gold
- High specification matte gold tapware
- Wall-mounted WC
- Heated towel rail

Bedrooms 2, 3, 4, 5, 6

- Luxury carpet with high quality underlay
- Painted walls
- Bespoke fully fitted timber wardrobes with brass details and internal hanging rails and drawers

En-Suite 2, 3, 4, 5

- Polished large format marble tiled flooring
- Polished large format marble and painted walls
- Bespoke polished marble vanities with under-mounted basins and timber joinery with brass frame
- Under-mounted bath with polished marble top in Bathroom 2 and 4
- Showerheads with hand showers in polished chrome to Bathrooms 4, 5, 6
- Showerheads with hand showers in matte gold to Bathrooms 2 and 3
- High specification polished chrome tapware to Bathrooms 4, 5, 6
- High specification matte gold tapware to Bathrooms 2 and 3
- Wall-mounted WCs
- Heated towel rails

Lower Ground Floor

Kitchen

- Fumed engineered oak timber wide plank flooring
- Painted walls
- Bespoke joinery kitchen cabinets with fluted details

- Polished marble countertop, splashback and sink
- High specification integrated appliances by Gaggenau: fridge, freezer, (steam) oven, gas hob, microwave, wine fridge, coffee machine, warming drawer, and dishwasher
- Concealed Extractor
- Instant hot water tap
- High specification tapware in matte black
- Floor-to-ceiling thin profile glazed screen to Wine Room
- Walk-in Pantry

Family Living Room

- Fumed engineered oak timber wide plank flooring
- Bespoke joinery with feature lighting and built-in 55" TV
- Marble feature with bi-ethanol fireplace
- Large 1.2m x 3.4m roof light
- INTERNAL COURTYARD
- Floor-to-ceiling thin profile glass bi-doors opening onto Internal Courtyard
- Feature live green wall to Internal Courtyard area
- Large format tiles to Internal Courtyard area

Media Room

- Fumed engineered oak timber wide plank flooring
- Padded fabric-wrapped panelled walls
- Bespoke contrasting timber joinery wall unit with 65" TV
- Feature coffe detail to ceiling
- Floor-to-ceiling thin profile glazed screen to Internal Courtyard

Wine Celler

- Temperature controlled wine storage for
- c.120 bottles with bespoke timber display shelving and cabinetry with black and brass metal details

Catering Kitchen

- High grade porcelain tile flooring
- Bespoke joinery units
- Appliances – fully integrated Bosch fridge w/ freezer, microwave, gas hob, extractor, dishwasher, multi-function oven.
- Stone composite worktop and splashback with deck-mounted sink
- Dumbwaiter to Ground Floor Servery
- High specification stainless steel tap

Utility Room

- High grade porcelain tile flooring
- Bespoke joinery units
- Painted walls
- Stone composite worktop and splashback with deck-mounted sink
- Washing machine
- Condenser tumble dryer
- High specification stainless steel tap

Staff Bedroom

- Timber plank flooring
- Painted walls

Staff En-Suite

- Ceramic tiles
- Wall-mounted showerheads with hand showers in polished chrome"

Basement

Swimming Pool Area

- 16m x 4m luxury tiled pool with concealed automatic slatted cover
- Automatic water treatment and UV disinfection system
- Relaxation Area with bespoke joinery bar cabinet
- Shower Area with fittings in brushed black chrome
- Large format ceramic tiles to floors
- Large format marble slabs, and fumed veneer to feature walls
- Coffe ceiling detail with feature lighting

Gym & Sauna Area

- Vinyl sports mat to floors
- Floor-to-ceiling thin profile glazing overlooking Swimming Pool

Spa & Sauna Area

- Glass-fronted sauna with luxury finishes in Hemlock and Abachi wood
- Glass-fronted fully tiled steam room with digital control unit and fragrance pump
- Polished large format tile marble flooring and walls
- High specification matte gun metal grey shower head, hand shower and tapware
- Wall-mounted WC

Front / Rear External Garden Terrace

- Large format stone tile flooring to rear terrace with steps onto garden
- Landscaped garden designed by Randle Siddeley Design with an array of shrubs, flowers and trees
- Water feature sculpture to rear Garden



Terms

Tenure

Freehold

Local Authority

The Royal Borough of Kensington & Chelsea

Price

The guide price is available upon request



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THE BROCHURY

