



Nº 23

GERTRUDE STREET
CHELSEA, SW10



WELCOME

A completely unique and truly rare double-fronted new build house, constructed and finished to the very highest of standards under the expert guidance of visionary developers and project managers Wilben. This is a trophy home, offering finishes and a standard of living of the very highest level. The stunning spaces created offer generous proportions, flooded with natural light and a lateral flow. The house benefits from bespoke joinery and furniture throughout, state of the art home automation and lighting, as well as air conditioning.

Being double-fronted, there is a central doorway through which one enters the house, which is pleasantly set back from the street. To the right of the entrance hall, is a fabulous Poliform kitchen. This room has a double aspect and is connected to the reception spaces, but can be separated with sliding Crittal style doors. Moving through the ground floor, there is a dining room which in turn leads through to a stunning drawing room, with views over a south - facing private garden. There is a Chesneys fireplace which forms a focal point to the room; this is the perfect space in which to relax or entertain.

The ground floor is completed by a discreetly positioned guest cloakroom.

At lower ground floor level, there is a second reception room or media room which benefits from doors leading out onto another terrace area. This room can also be divided off with perfectly concealed sliding doors. There is also a study, which could also be used as a 4th bedroom, supported by an en-suite shower room. A plant room is accessed externally, and houses the plant and infrastructure for the house.

The first floor offers a sumptuous principal bedroom suite. The suite offers windows on three sides and consists of a large bedroom with built-in Poliform joinery, a dressing room, and a beautiful bathroom with a free-standing bath, as well as a shower and twin sinks. A utility room is also intelligently positioned on the first floor. The stairs leading to the second floor benefit from a skylight above, pulling natural light down the stairway. This floor offers two further excellent bedrooms, both with built-in storage and en-suite shower rooms.



EXTERIOR



ENTRANCE





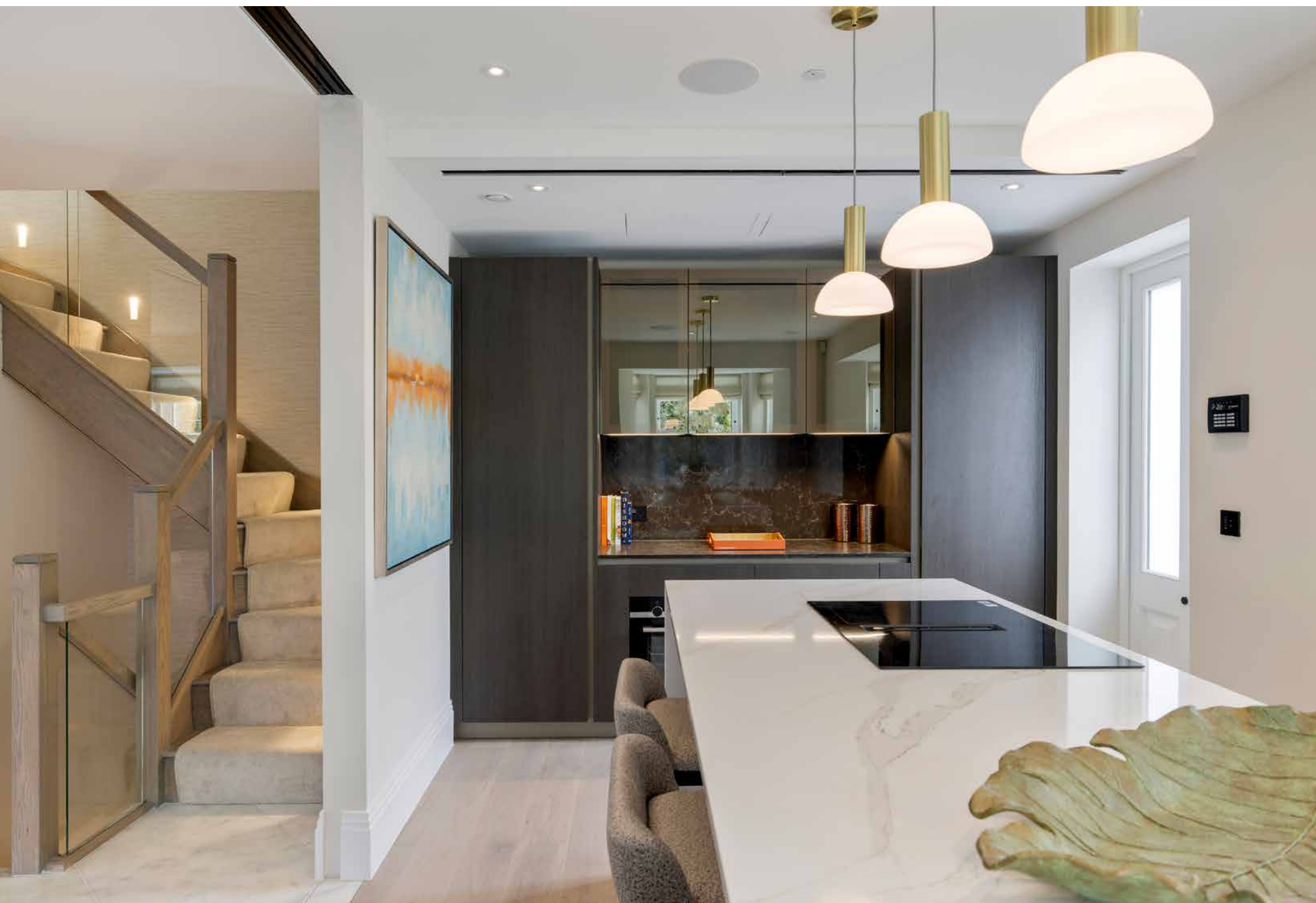
RECEPTION, DINING & GARDEN







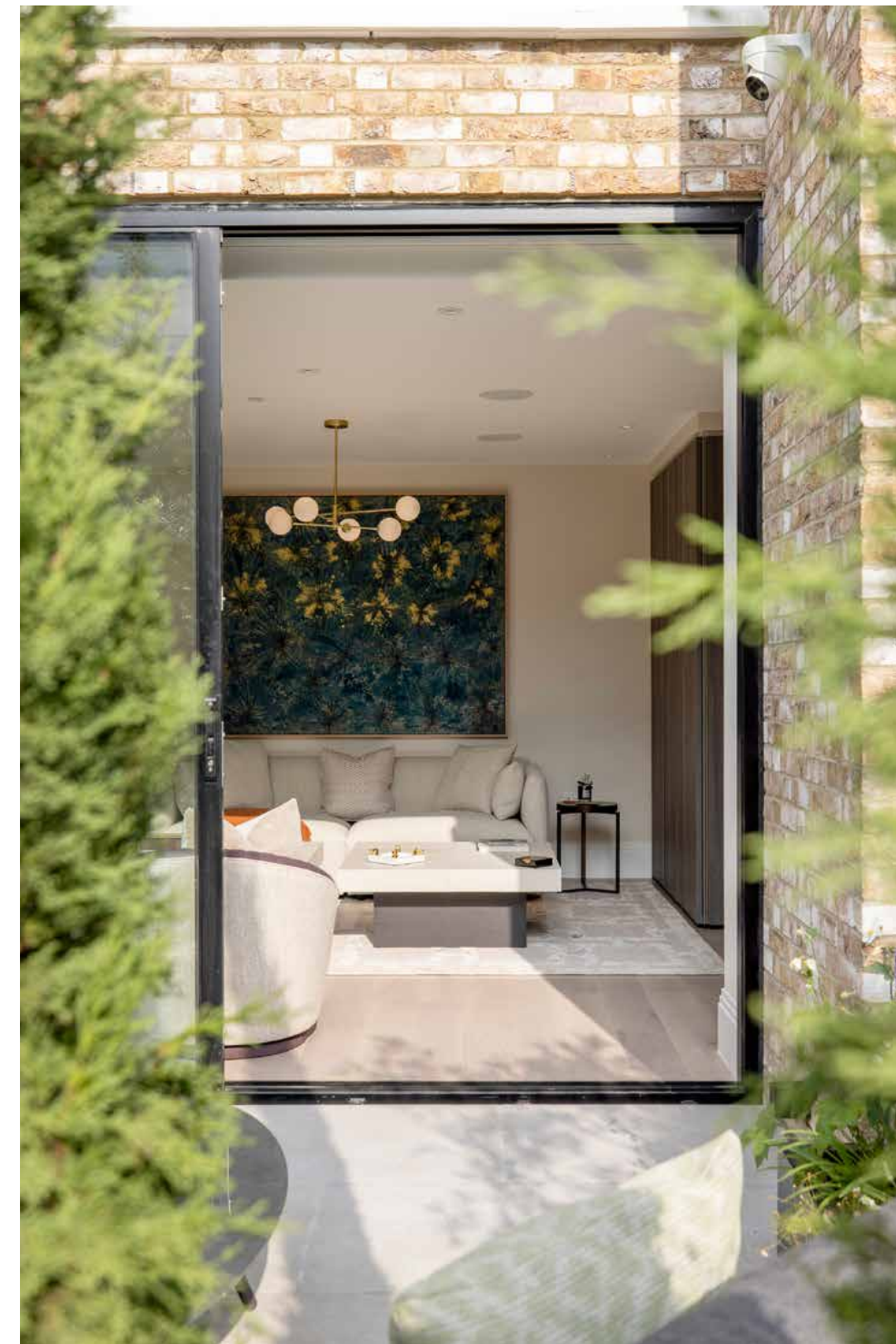
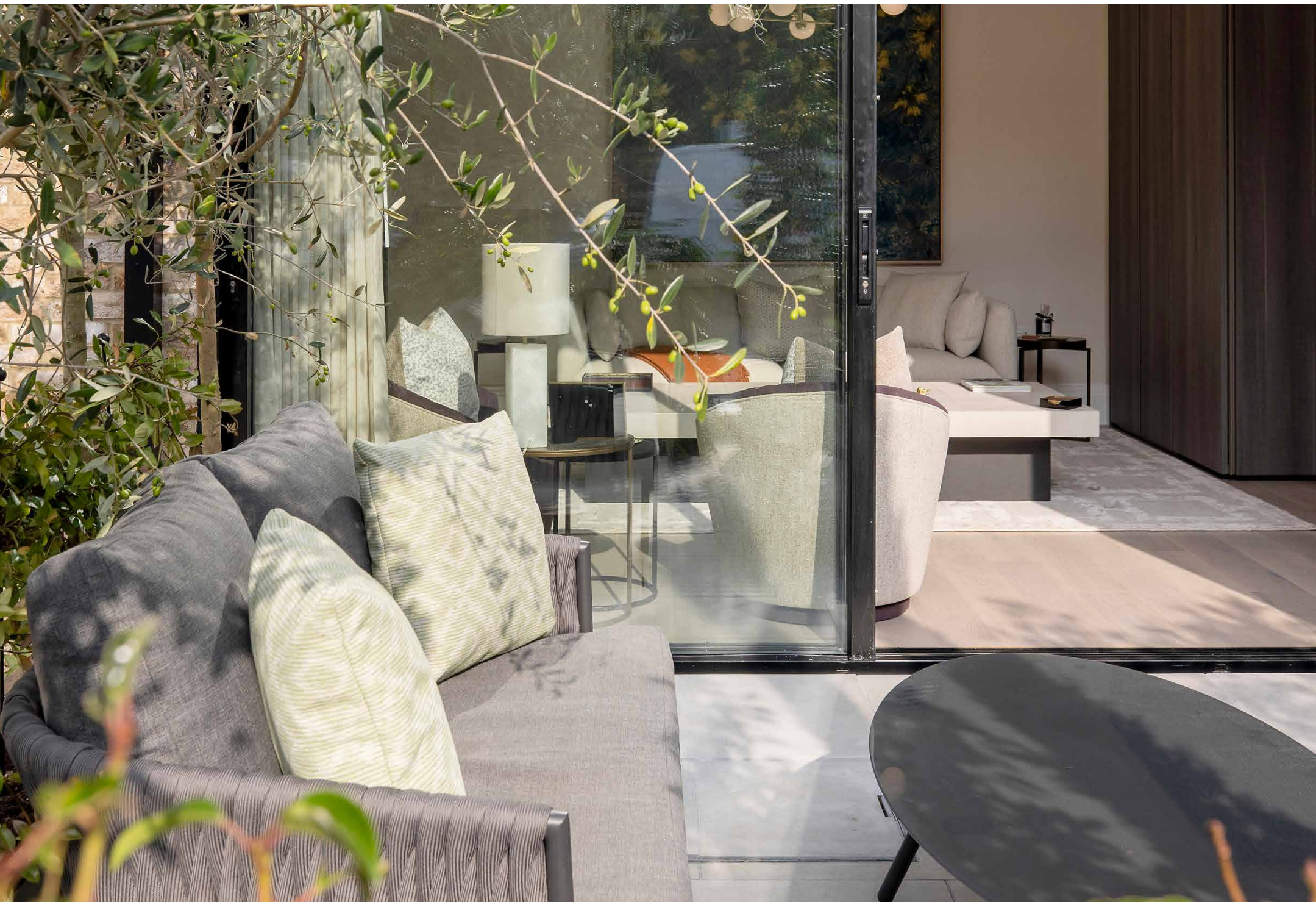






A fully landscaped South facing Garden accessed from the reception room at ground floor levels, providing a tranquil dining or sitting area.







LOWER GROUND FLOOR , CINEMA / RECEPTION ROOM





LOWER GROUND FLOOR, STUDY ROOM / BEDROOM 4





PRINOIPAL BEDROOM SUITE





Poliform silk canapa doors and joinery, built-in Poliform dressing table, Italian marble with bespoke vanity unit, Vado sanitaryware and Lefka freestanding bath.





BEDROOM 2

Poliform joinery and built-in Poliform dressing table in Bedroom 2, Italian marble finishes to bathrooms, Vado sanitaryware.



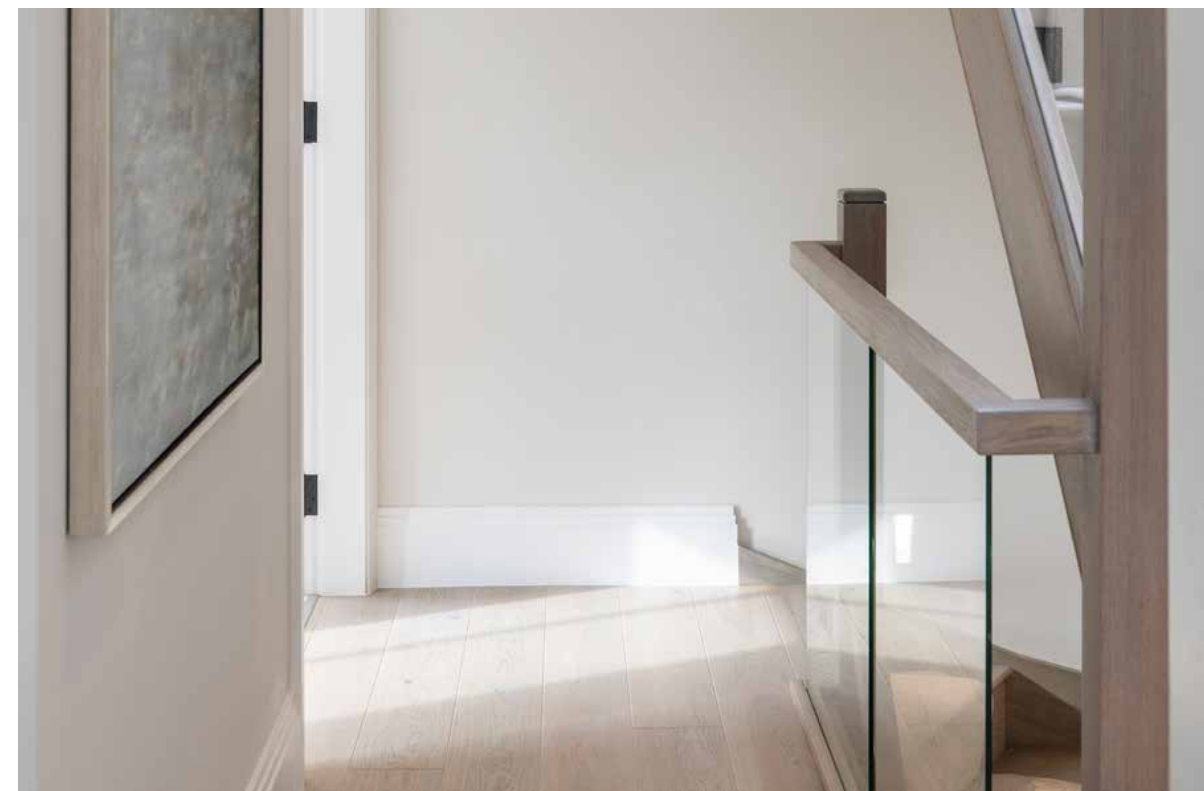




BEDROOM 3





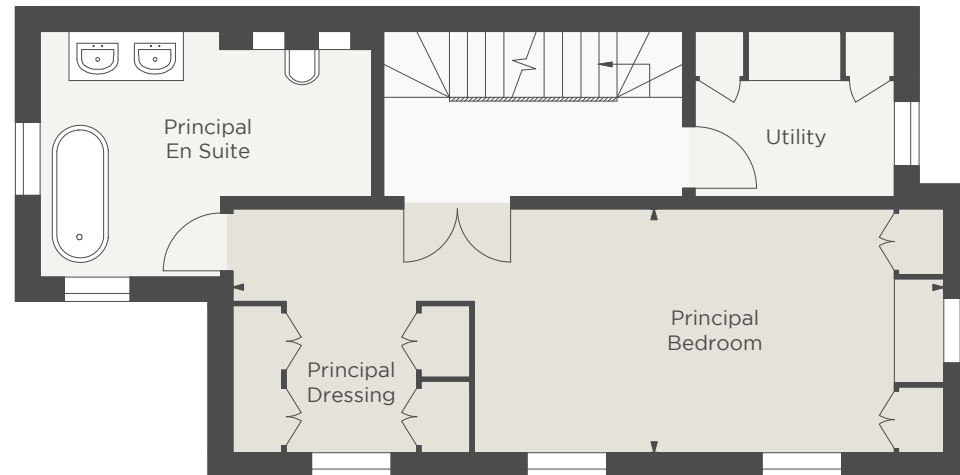


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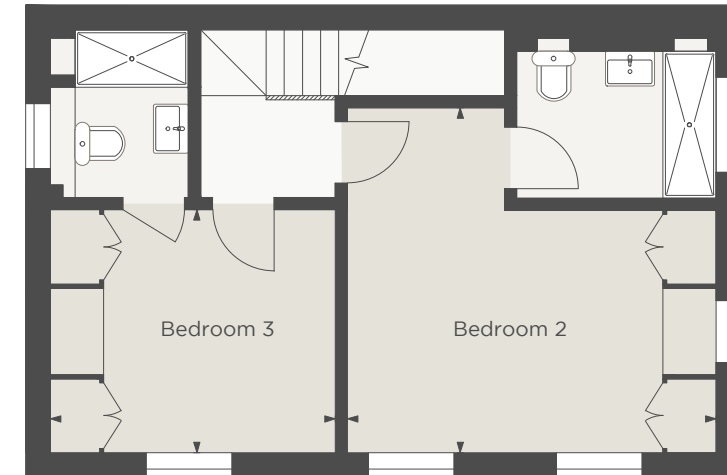
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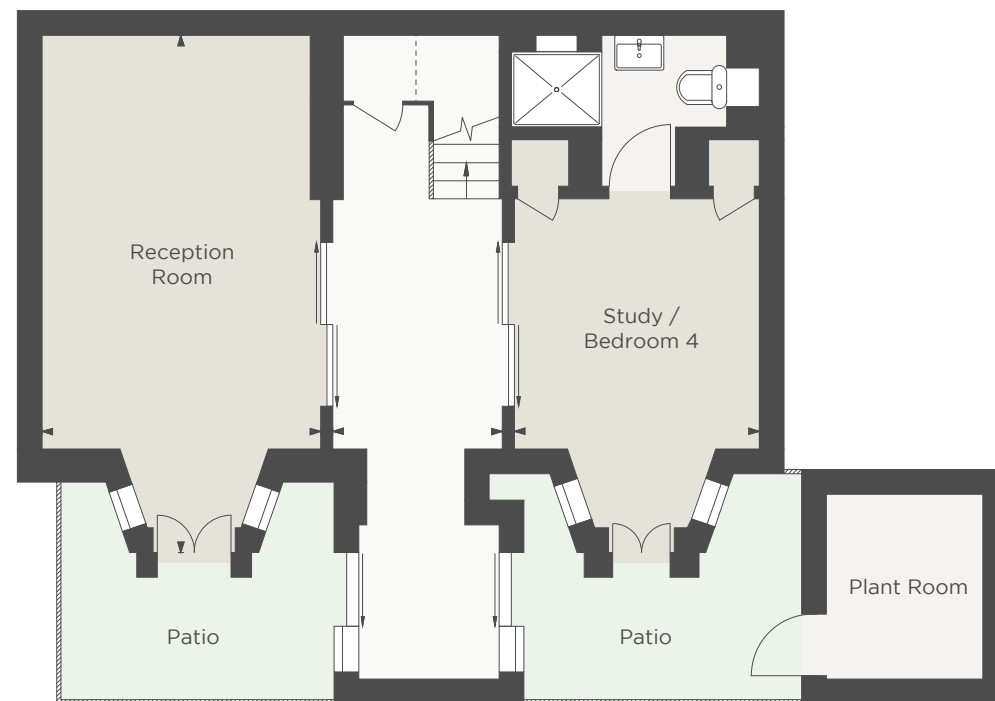
Total GIA: 2,245.4 sq ft / 208.6 sq m
(including plant)



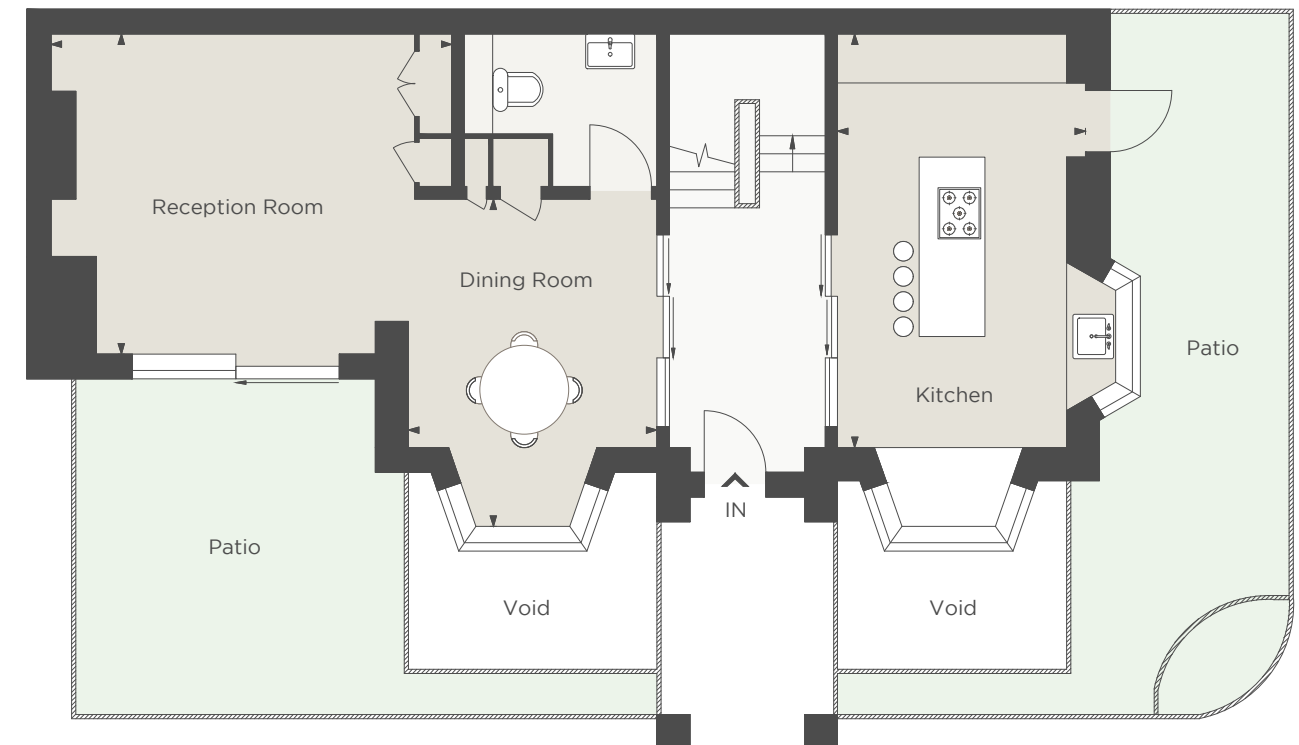
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

SPECIFICATION

GENERAL SPECIFICATION

ALL AREAS

- British supplied oak wood straight-plank flooring to all principal rooms
- Italian marble to all bathrooms
- Airconditioning to all bedrooms and living areas
- British designed ironmongery & window furniture
- Pewter & Black Satin metal finishes throughout
- Satin Italian Sanitaryware to all bathrooms
- British made window treatments to all areas

HEATING & PLUMBING

- Wet underfloor heating to all principal rooms
- Electric underfloor heating to all bathrooms
- Individual zone controls and thermostats to all rooms
- New high efficiency condensing boiler

LIGHTING & ELECTRICS

- Rako lighting system
- High spec magnetic directional downlight
- Luxury architectural & decorative fixed lighting

AUDIOVISUAL

- Control4 Management System with control panels to each floor
- Samsung TV's in reception, media room & master bedroom
- High performance in-ceiling speakers in all principal rooms
- External door entry system with keypad

SECURITY

- End-to-end Banham security
- Integrated Banham alarm system
- Police monitoring capability
- Motion sensors to all principal areas
- External Dome Cameras with Network Recording

GROUND FLOOR

ENTRANCE HALL / STAIRCASE

- Italian marble floor, diamond laid
- Wood clad staircase with recessed step lights
- Glass balustrade

GUEST LOO

- Italian marble sink with mirror splashback

KITCHEN

- Poliform Alea kitchen with Calacatta Gold worktops
- Melamine Brown Oak tall units
- Glass Door wall units
- Silver Bronze Melamine Base units
- Matt Lacquer champagne handle profile
- LED strip light under island unit & wall units
- Siemens Appliances

- Integrated Fridge & Freezer
- Single Oven, Microwave Combi Oven & Warming Drawer
- Vented Induction Hob
- Wine Cooler
- Quooker boiling water tap
- British designed & manufactured pendant light

RECEPTION / DINING

- British designed & manufactured pendants
- Chesneys fireplace The Scarpa in Nero Marquina marble
- British designed & manufactured pendant lights
- Poliform joinery/cupboard units
- LED lit shelving

GARDEN / NEW PATIO

- LED illumination lights to exterior
- Italian large format porcelain tiles to floor
- Designer landscaped perimeter beds & planters
- Mediterranean themed planting

LOWER GROUND FLOOR

BEDROOM 4 / STUDY

- Wardrobes: Poliform cenere oak melamine doors, fitted champagne handles with cenere oak melamine interiors

ENSUITE 4

- Italian marble to floor & shower walls
- Bespoke vanity unit with composite worktop
- Vado sanitaryware with brushed nickel finish

FIRST FLOOR

MASTER BEDROOM & DRESSING

- Wardrobes: Poliform silk canapa doors, break champagne handles with spessart canvas beige internals
- Built-in Poliform dressing table

MASTER ENSUITE

- Italian marble to floor & walls
- Bespoke vanity unit with composite worktop
- Metal trim wall mirror
- Vado sanitaryware with satin black finish
- Lefka freestanding bath

UTILITY

- Italian Marble floor
- Bespoke utility units
- Corda beige melamine units with lacquer plinth & doors
- Separate washing machine & tumble dryer

SECOND FLOOR

BEDROOM 2

- Wardrobes: Poliform canvas beige melamine doors, fitted champagne handles with canvas beige melamine interiors
- Poliform joinery and built-in Poliform dressing table

ENSUITE 2

- Italian marble finishes to bathrooms with Vado sanitaryware.
- Composite surround & marble clad undercounter bathtub

BEDROOM 3

- Wardrobes: Poliform canvas grigio melamine doors, fitted champagne handles with canvas grigio melamine interiors
- Poliform joinery and built-in Poliform dressing table

ENSUITE 3

- Italian marble finishes to bathrooms with Vado sanitaryware.
- Bespoke vanity unit with composite worktop

PARKING

- Residents Parking Permits are available through the 'Royal Borough of Kensington & Chelsea'

Poliform

SIEMENS

Quooker®

CHESNEYS

SAMSUNG

rako

Control4

VADO

EST 1926
BANHAM
SECURITY

ON YOUR DOORSTEP

First appearing in records in 1680, "Little Ohelsea", now known as the Ten Acre Estate is one of the most sought after residential addresses in The Royal Borough. Formerly known as Stanley Villas, Gertrude Street was first laid out in the 1850's and number 23 is the first new-build house since this time. Within easy reach are the vast array of world class shops, bars and Restaurants of the King's Road and the Fulham Road, Sloane Square, Knightsbridge and beyond.





GROSS INTERNAL AREA

2,245.4 sq ft / 208.6 sq m

TENURE

Freehold

LOCAL AUTHORITY

Royal Borough of Kensington and Chelsea

Designed and developed by

Viewings strictly by appointment

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