



Having been rebuilt by the current owner behind the original facade, this is an outstanding house of some 3,500 sq ft with air conditioning, a private garden and stunning roof terrace, presenting an incoming purchaser with the opportunity to acquire one of the best houses on the Ten Acre Estate.

High ceilings and natural light were specifically sought in the design of this house. Floor levels have been changed to elevate the proportions in the reception rooms and skylights bring natural light most pleasingly into the house. The house was finished cosmetically to very high standards, blending high quality materials and chic interior design with period architecture, most sympathetically.

Lamont Road is a sought after residential street and it should be noted that buses do not run on this section of Lamont Road. Within easy reach are the world class amenities to be found on the Kings Road, the Fulham Road and further afield.

Please note that nearby off-street parking is available through separate negotiation.





Entering on the raised ground floor, there is an immediate sense of space when presented with a double drawing room with excellent wall space for hanging art. This is a fabulous room in which to entertain more formally and double doors lead out onto a roof terrace. At the rear, is a discreetly positioned study, with sliding doors which provides the ability to work from home.



There is a stunning kitchen, dining room and family reception/ TV room which is the heart of the house, and looks onto an incredibly private garden which is accessed through full-height sliding glass doors. The kitchen is bespoke, crafted with high quality materials, supported by Gaggenau and Sub Zero appliances. This level has separate street access and there is a guest cloakroom tucked away.





A full basement has been dug, which it must be noted cannot now be replicated due to tighter planning restrictions. This is a fantastic area with ceiling heights of over three meters and good natural light. There is wine storage, a bespoke bar, space for a pool table, playroom and also a media room. There is also a utility room as well as a maids/nanny room and shower room. The house also benefits from a dumb-waiter.



On the first floor, there is a superb principal bedroom suite with dressing area, excellent storage and en-suite bathroom with bath and shower. Towards the rear is another room, ideal for a nursery. The second floor offers another double bedroom with an en-suite shower room, as well as a further bedroom and family bathroom with a steam room and shower.



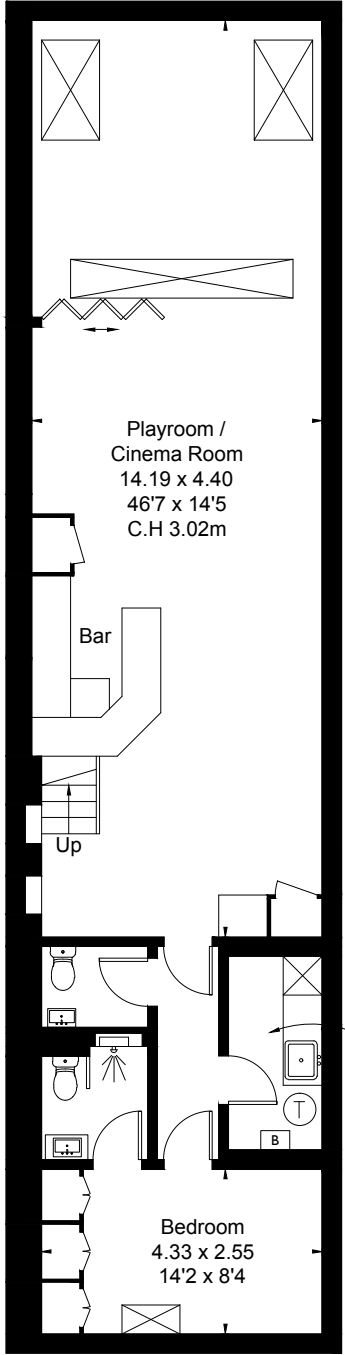


The house is completed by a stunning decked roof terrace complete with gas bbq, seating area as well as a shower and sun deck. Panoramic views are on offer and this terrace benefits from sun all day, weather permitting.

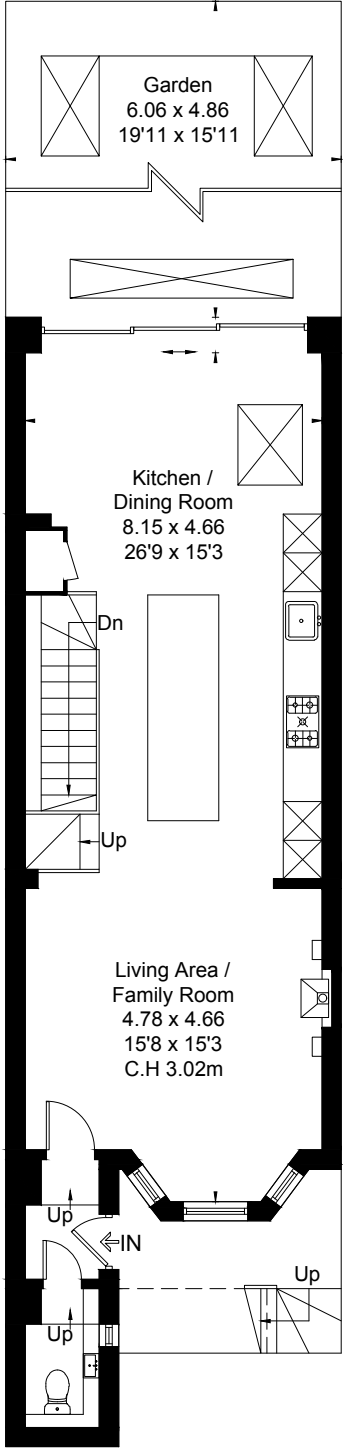


APPROXIMATE FLOOR AREA

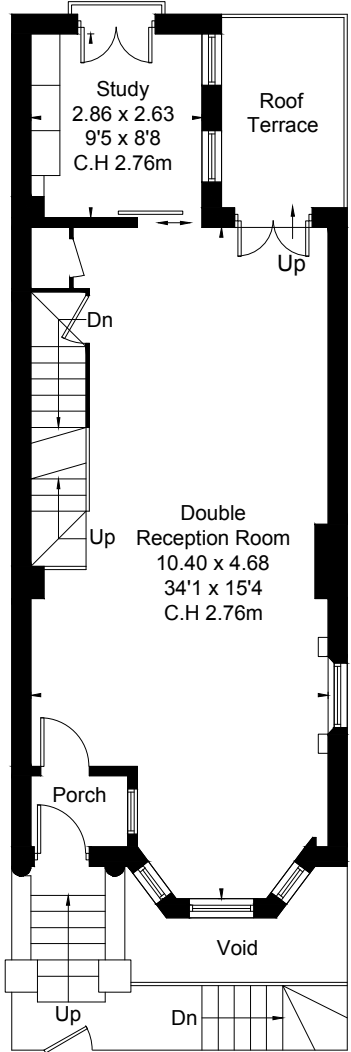
GIA 3,513 sq ft / 326.4 sq m
Garage 162 sq ft / 15.1 sq m
Total 3,674 sq ft / 341.5 sq m



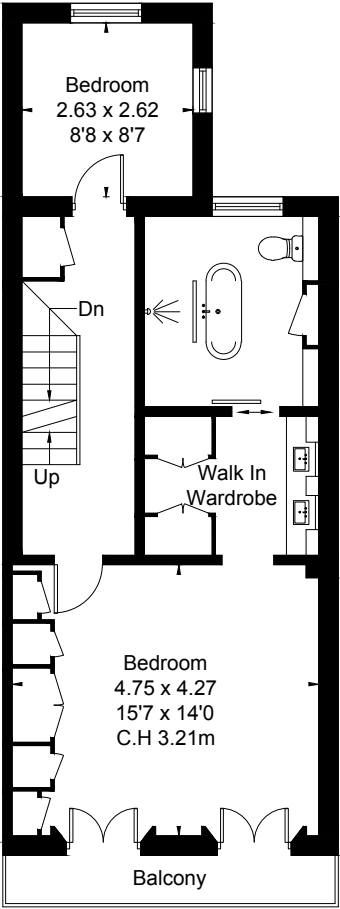
BASEMENT



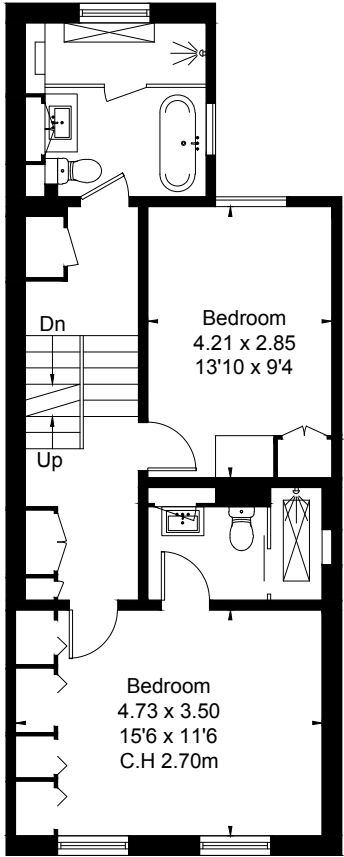
LOWER GROUND FLOOR



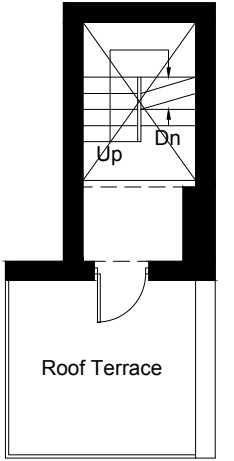
UPPER GROUND FLOOR



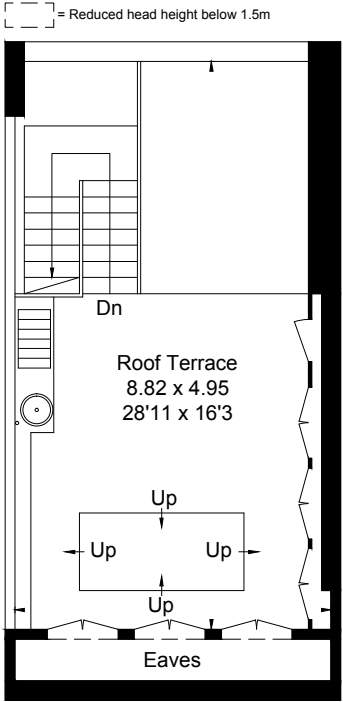
FIRST FLOOR



SECOND FLOOR

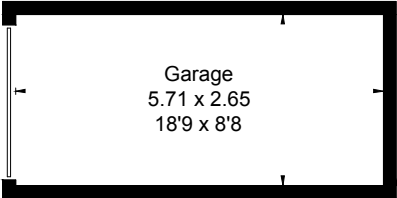


HALF LANDING



THIRD FLOOR

NB - Garage Available Through Separate Negotiation



(Not Shown In Actual Location / Orientation)

[] = Reduced head height below 1.5m

LAMONT ROAD

ASKING PRICE

£6,000,000

FREEHOLD

LOCAL AUTHORITY

Royal Borough of Kensington
and Chelsea

COUNCIL TAX BAND

H

EPC RATING

C

Maskells

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