



COLLINGHAM GARDENS, LONDON, SW5
£11,000,000

Carter Jonas

COLLINGHAM GARDENS, LONDON, SW5

This architecturally breathtaking Grade II listed freehold house offers 4,344 sq. ft. of liveable space with 5 bedrooms and 5 bathrooms plus 2 cloakrooms. It has a large roof terrace and further garden terrace leading to the incredible 2-acre Collingham Gardens.

Originally built circa 1884 by Victorian Architect Sir Ernest George this rare property gem retains many of its true period features and was beautifully reimaged into an elegant and stylish grand family house by its current owners.

One enters the property on the raised ground floor into a 20 ft. x 24 ft. reception room with built-in storage followed by a 26 ft. x 18 ft. principal bedroom overlooking the private residents' communal garden. The principal bedroom is complete with its own dressing room / walk-in wardrobe and en-suite bathroom with a rain shower and a large silver roll top bathtub. There is ample storage, beautiful cabinetry and Element Seven flooring throughout the house.

The kitchen is situated on the lower ground floor and is 27 ft. x 16 ft. It has sleek white Poliform cabinets, Wolf ovens, Subzero fridges and French doors leading to a private terrace that steps into a stunning 2-acre garden. There is also an office, dining room, utility room and housekeeper/nanny room with an en-suite bathroom and separate services entrance downstairs.

The second floor offers two generous east-facing bedrooms overlooking the garden and a 25 ft. x 19 ft. sitting room with 16 ft. ceilings, a dropdown movie screen and bar overlooking Wetherby Gardens to the front of the house.

The bedroom on the top floor comprises 21 ft. x 14 ft. and has an en-suite shower room. It overlooks the communal garden on one side as well as a large private roof terrace on the other side.

Throughout the house you have Victorian / Queen Ann period features including six fireplaces, cornicing, architraves and panelling as well as decorative motifs on the exterior of the building from the original architect Sir Ernest George circa 1884.

This unique proposition is located right next to The Boltons in South Kensington. It has several of the top schools - such as Bousefield, Thomas's, Wetherby and Falkner House - all in close walking proximity. It is a 5-minute walk to Gloucester Road tube station where you can also find The Other House along with numerous restaurants on Old Brompton and Fulham Road.

NEWLY LAUNCHED TO THE SALES MARKET IS THIS EXTREMELY WELL PRESENTED KENSINGTON FAMILY HOME OFFERING 5 BEDROOMS AND 4,344 SQ. FT. OF LIVING SPACE WITH DIRECT ACCESS TO COMMUNAL GARDENS.





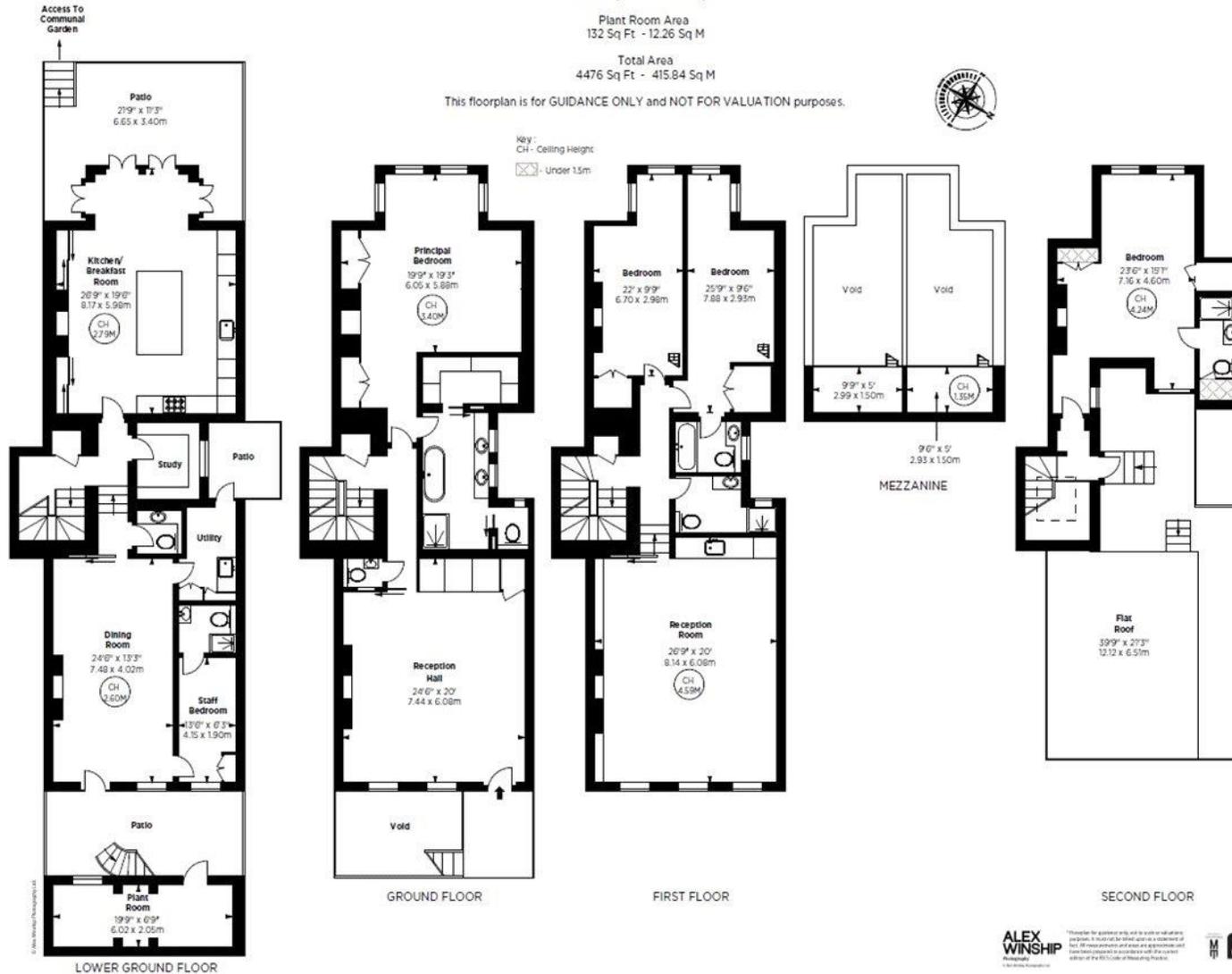
Collingham Gardens, SW5

APPROX. GROSS INTERNAL AREA *
4344 Sq Ft - 403.58 Sq M

Plant Room Area
132 Sq Ft - 12.26 Sq M

Total Area
4476 Sq Ft - 415.84 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (91-95) | B | | |
| (81-90) | C | | |
| (65-80) | D | 67 | 78 |
| (49-64) | E | | |
| (39-54) | F | | |
| (21-38) | G | | |
| Not energy efficient - higher running costs | | | |

England, Scotland & Wales EU Directive 2002/91/EC



*This plan is for guidance only and is not to be used for valuation purposes. It may not be used as a statement of fact. All measurements and areas are approximate and should not be used for legal purposes. All measurements are taken from the finished floor level unless otherwise stated.



TENURE Freehold

LOCAL AUTHORITY Kensington & Chelsea Borough Council

EPC BAND D

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