

ONE
CRESSWELL
GARDENS
SW5



A substantial freehold family house meticulously restored with access to a private communal garden within the Boltons Conservation Area. The property has been refurbished with a harmonious blend of historic architectural features and modern interior design resulting in a stunning property perfectly suited to the lifestyle of the discerning modern family.

The refurbishment of the property has included installation of new services throughout, including underfloor heating and air conditioning to the bedrooms. The building's management system runs on the latest technology and is controlled via an integrated Crestron system that also controls the AV systems in each room.

Cresswell Gardens was one of the last streets developed in Brompton, built in 1885 on the site of Cresswell Lodge. It has been the former home of Lady Gray and her husband Henry Tufnell Gray-Campbell, as well as two wealthy spinster sisters from Costa Rica. However, for much of the 20th century the house was divided into apartments, and after World War II, it was the "Cresswell Court Hotel". Today, the house has been transformed back into a single home fit for a 21st century family.



ONE
CRESSWELL
GARDENS
SW5



GROUND FLOOR & STAIRCASE Italian Calcutta Oro marble runs through the entrance hall and is complemented with specialist polished plaster on the walls. The stunning marble flooring continues throughout the whole ground floor kitchen and dining room. The whole floor benefits from direct views through to the communal gardens beyond.

The kitchen has been situated at the heart of the property and designed to be practical and meet the living patterns of a modern family. The kitchen has been specifically commissioned for the property and constructed by highly skilled UK based craftsmen with European sourced wood and bookmatched marble. The specification includes: Gaggenau oven, steam oven, double fridge freezer, two dishwashers, wine fridge, six ring gas hob, Samsung 46" LED 3D TV, waste disposal unit, central island with concealed waste bin and breakfast bar.

The kitchen leads directly onto the private rear terrace with an alfresco dining area from which the charming communal gardens are accessed.

The dining room is accessed through 3m high double doors and has a working fireplace with a custom marble mantle piece and could seat 20 guests comfortably.

The staircase has been replaced throughout and has a leather handrail and matching leather edging to the carpet runner. The external wall of the stairwell is covered in a specialist padded fabric finish with custom built-in lighting.







FIRST FLOOR

Double doors open into the main formal drawing room with 12ft high ceilings and full-height French windows leading onto the balcony from which there are westerly views over the formal gardens and also over "The Boltons" beyond. The room is finished with a solid parquet wood floor and traditional fireplace with marble mantelpiece and club fender.

Another set of double doors lead to the study beyond which benefits from views throughout the whole depth of the property. A guest WC, located on the first floor half landing, is finished in Calcutta Oro marble with a custom made marble basin.







LOWER GROUND FLOOR

Accessed via the marble staircase off the main entrance hall is the family/media room equipped with the latest specification 55" LED 3D TV with Dolby 5.1 surround sound for cinema quality viewing.

This room also includes a ribbon burner gas fire built out of marble which also finishes the integrated bar area with fridge.

Adjacent to the media room is the main guest WC and the AV cupboard that runs the building's integrated control systems.

The staff/guest annex benefits from its own street entrance and contains a very generously sized bedroom with en suite shower room. The annex also benefits from its own kitchenette and the laundry area for the whole building.



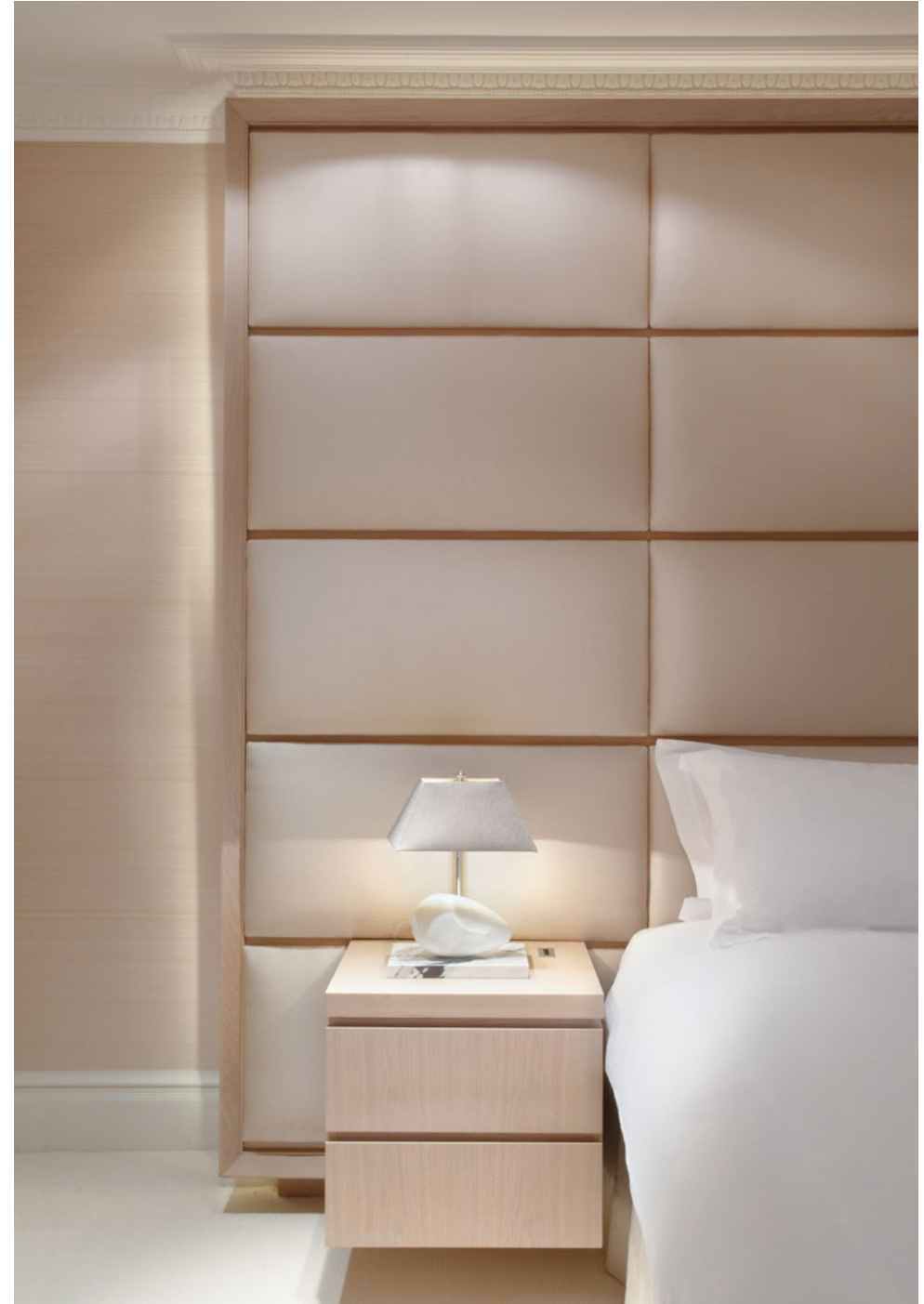


SECOND FLOOR The entire second floor is dedicated to the master suite with large windows overlooking the greenery beyond. The bedroom contains fitted wardrobes with an integrated 46" 3D LED TV and air conditioning unit. The master bed has a unique silk finished padded headboard with built-in bedside tables and concealed electrical points. The walls are also covered in luxurious silk wallpaper.

Located off the main bedroom is the dressing room with both hanging and cupboard storage areas. The dressing room leads through to the main bathroom which is finished in the finest quality Italian bookmatched marbles.

The marble double vanity unit has sliding doors either side. One set of these leads to the shower area with integrated seating and double overhead showers. The other door accesses the WC and bidet.

Located behind the final sliding panel of the storage unit is a beautiful bathing room finished in polished plaster with a 6ft Corian circular bath. The room is wired for music and contains a 26" Aquavision TV hidden discretely behind sliding double panels.





ACCOMMODATION

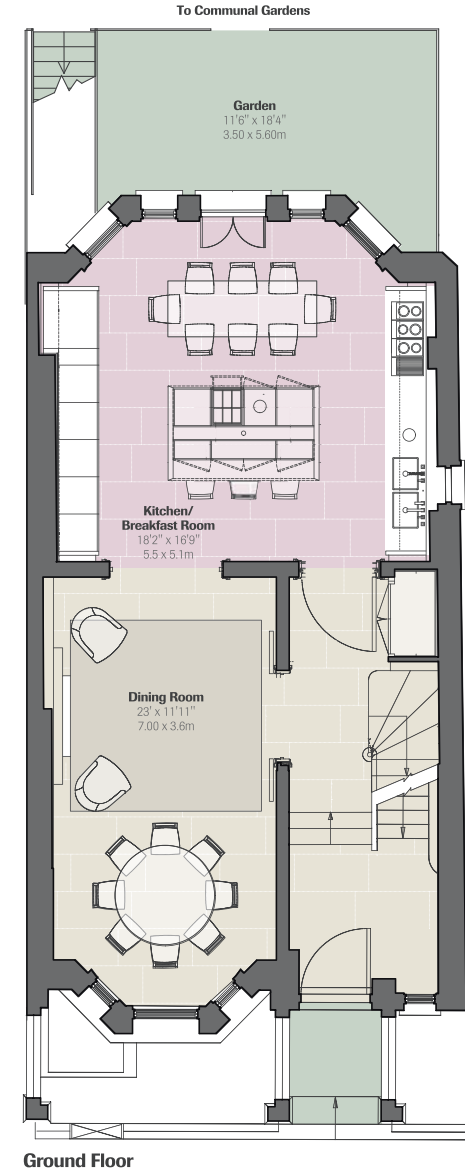
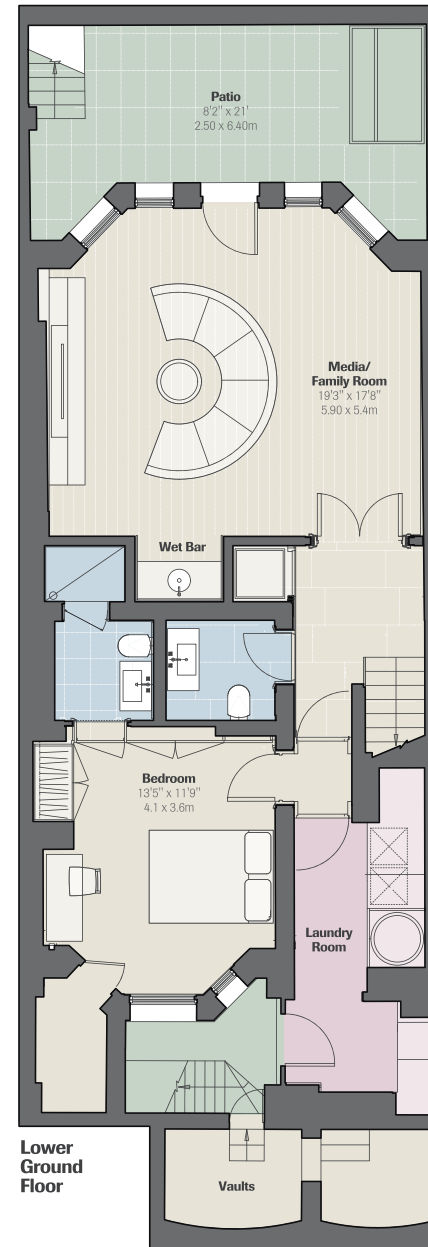
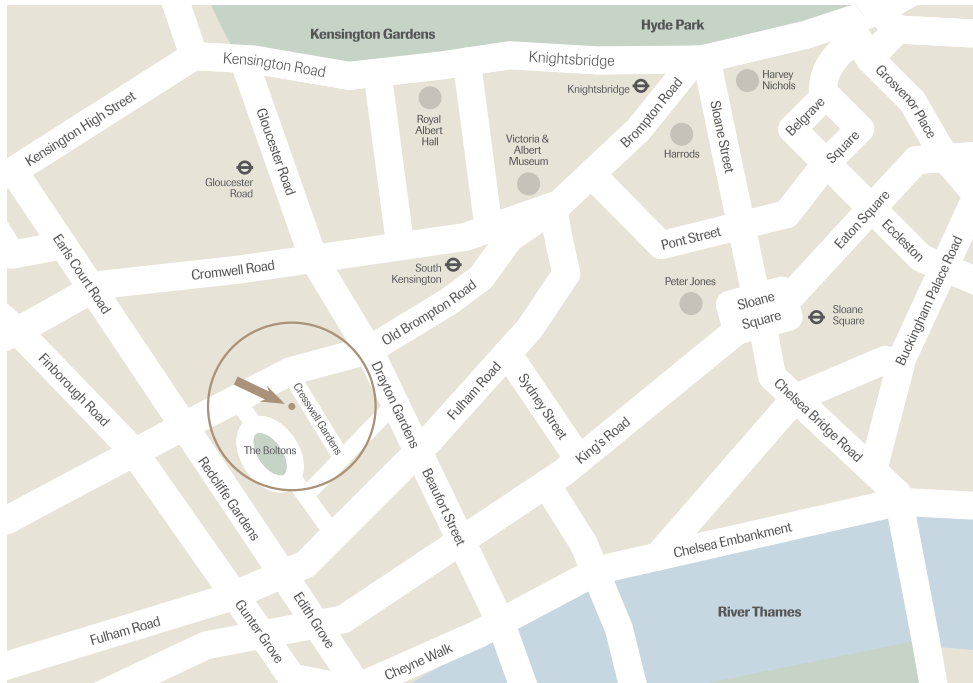
- Entrance hall
- Kitchen/breakfast room
- Dining room
- First floor drawing room
- Study
- Master bedroom suite with bathroom and dressing room
- Three further bedrooms
- En suite shower room
- Bathroom
- Media/family room with wet bar

SPECIFICATION

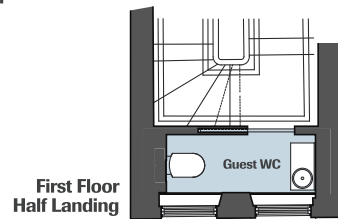
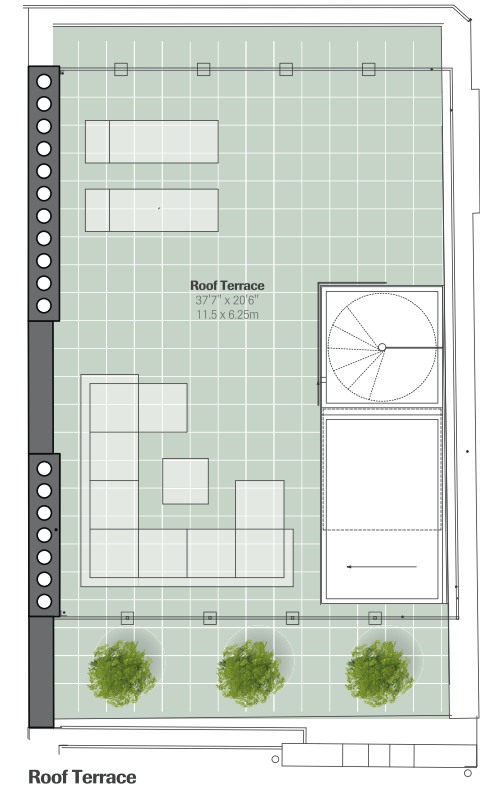
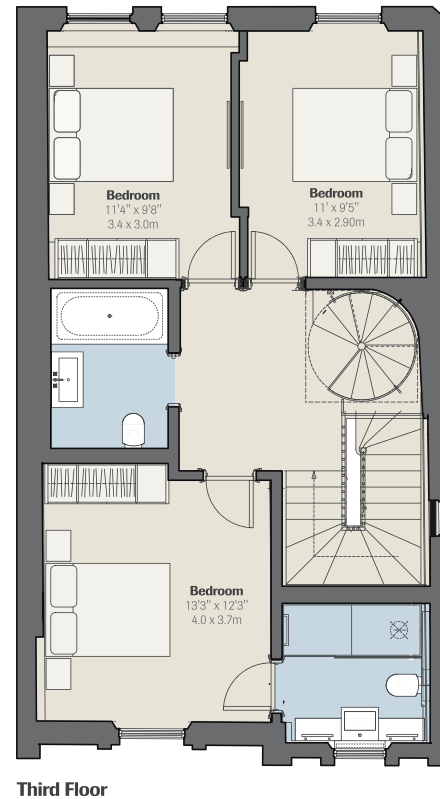
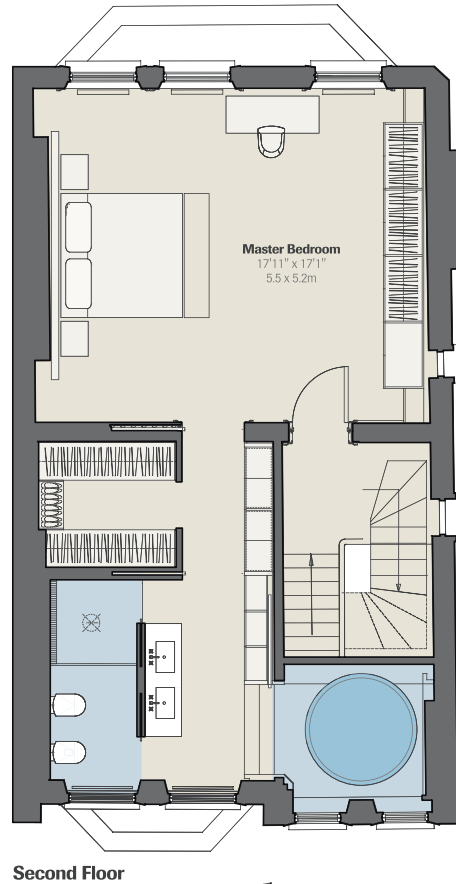
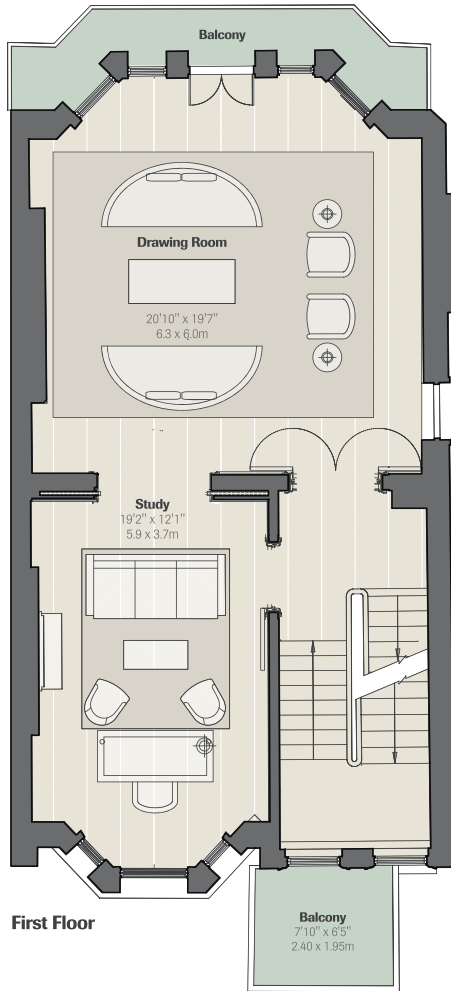
- Crestron lighting and audio visual system
- Underfloor heating and air conditioning to bedrooms
- Italian marble floors and staircase to ground and lower ground floors
- Polished plaster walls

- Self-contained staff/guest annex
- Laundry room
- Cloakroom
- Two balconies
- Roof terrace
- Two patio gardens, one with direct access to communal gardens
- Garden
- Storage vaults

- Bespoke kitchen with Gaggenau appliances
- Samsung LED 3D TV
- Italian marble bathrooms
- 26" Aquavision TV
- Roof terrace with Basaltina grey slate tiles

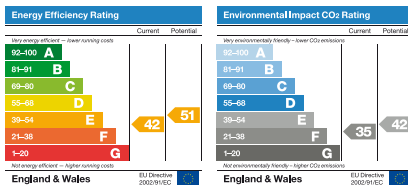


Farleys for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Farleys or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Farleys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. September 2011. CGP10511-17G. Brochure by cgdesign.com 020 7222 7222



AREA **Approximate Gross Internal Area Including Vaults**
4,098 sq ft / 381 sq m
Approximate Roof Terrace Area
457 sq ft / 42.4 sq m
Total
4,555 sq ft / 423.4 sq m

TERMS **Tenure** Freehold
Price £10,500,000
Local Authority The Royal Borough of Kensington and Chelsea



London Capital Corp Ltd
Dynamic property investment
28-30 Ives Street, London SW3 2ND
020 7225 4420 · londoncapitalcorp.co.uk

FARLEYS
020 7589 1234
44-48 Old Brompton Road London SW7 3DY
farleysres.com



THIRD FLOOR The staircase and upper landing are covered by a large glass skylight that floods the upper floors of the property with natural light.

Located off the landing is bedroom two with an ensuite shower room and two further bedrooms with a shared family bathroom. All bedrooms have fitted wardrobes and air conditioning.

Leading off the landing is a spiral staircase via which the roof terrace is accessed through the sliding skylight.

ROOF TERRACE Across the whole of the building is the roof terrace which commands uniquely breathtaking views over the local area and the London skyline beyond. Finished with a Basaltina grey slate with a Orroco trellis and sympathetic planting the roof terrace provides a private area to relax and entertain. There are services for hot and cold water as well as electrical and data outlets. The terrace is wired into the building's Crestron system allowing control of the audio and lighting.

