

A SPECTACULAR HOUSE WITH EXQUISITE
STYLE, SOPHISTICATION AND ELEGANCE





CRESSWELL HOUSE

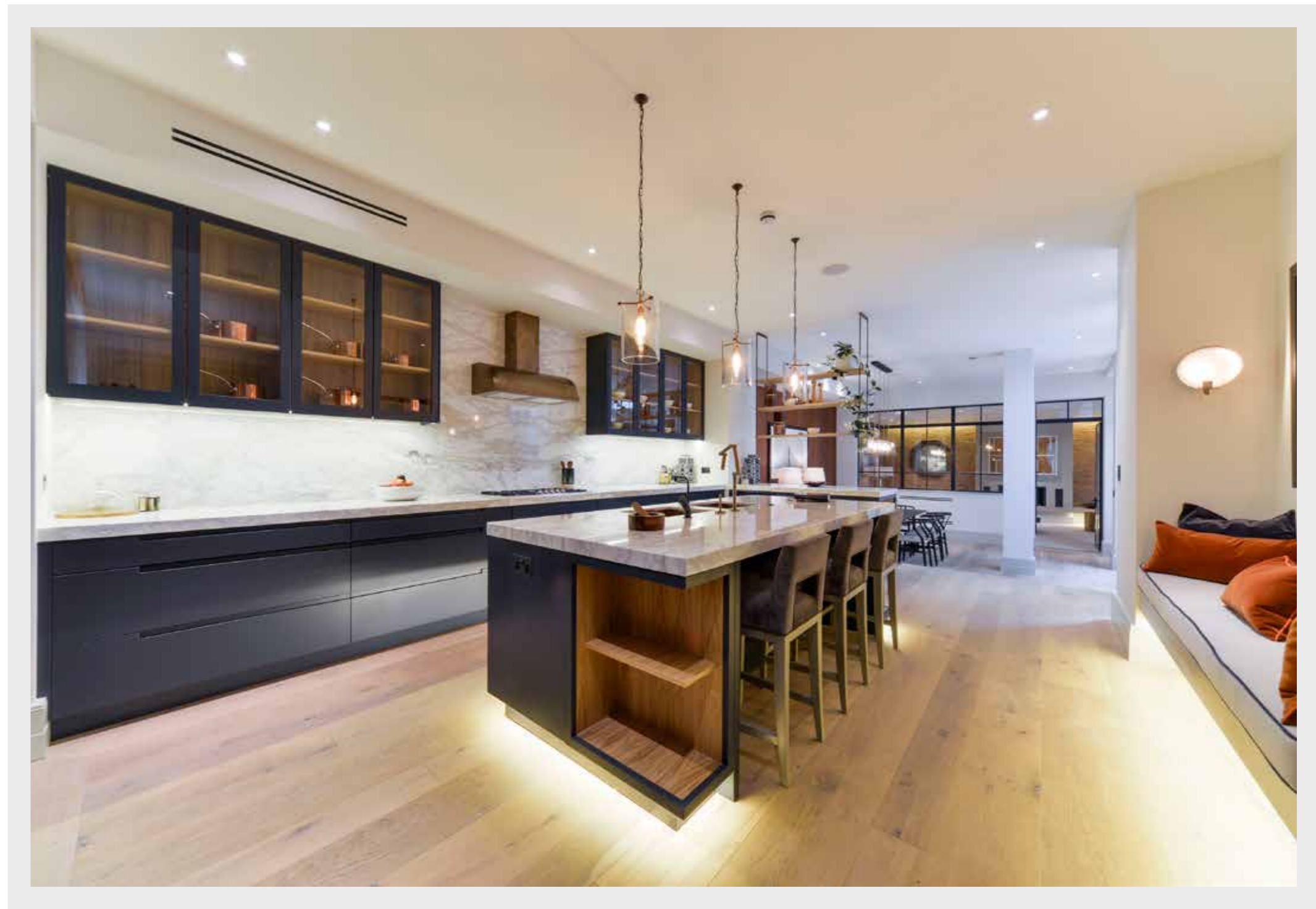
Cresswell House embraces classical grace and splendour and is undoubtedly one of the finest luxury family homes to come on to the Chelsea market for many years.

Situated at the heart of The Boltons conservation area, this beautifully designed and exceptionally spacious house offers an abundance of light, impressive proportions and unrivalled family accommodation.

Cresswell House provides the discerning buyer with everything - exquisite, well-proportioned living space over five lateral floors, five fabulous bedroom suites, a generous and beautifully landscaped south west facing garden, a garage with stacker for two large cars, a passenger lift to all floors, state of the art technology, a separate staff area and incredible leisure facilities that include a sumptuous 15m swimming pool, gym and spa.

This one-off London house is a blend of elegance and designer craftsmanship that offers a unique turnkey opportunity.





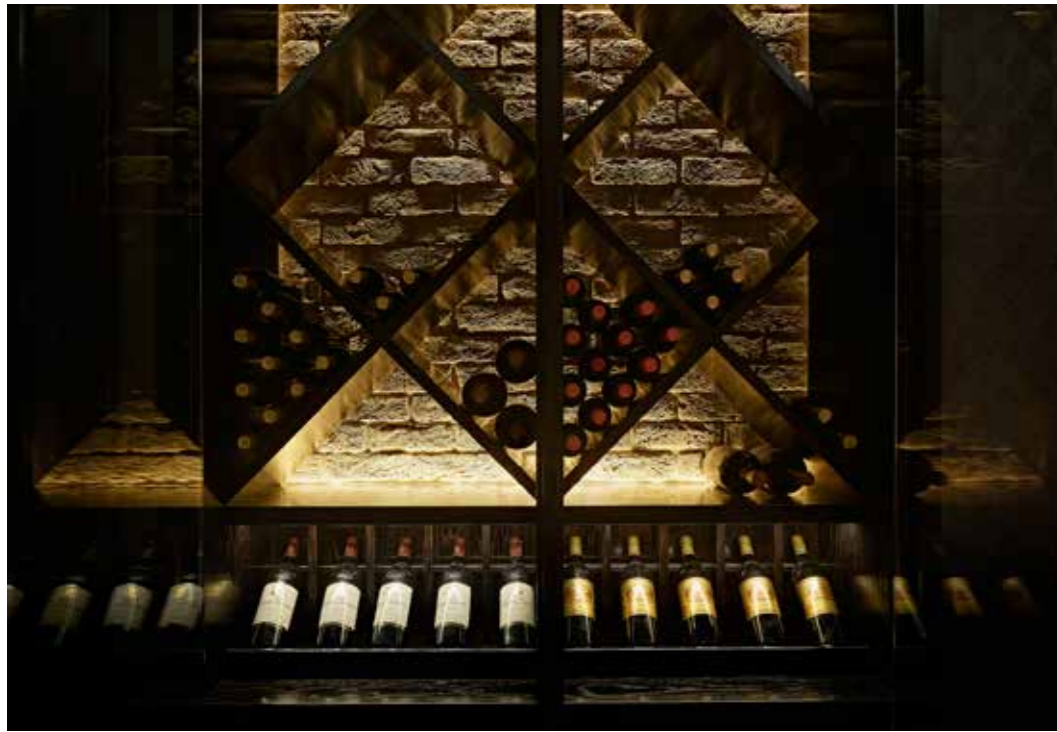










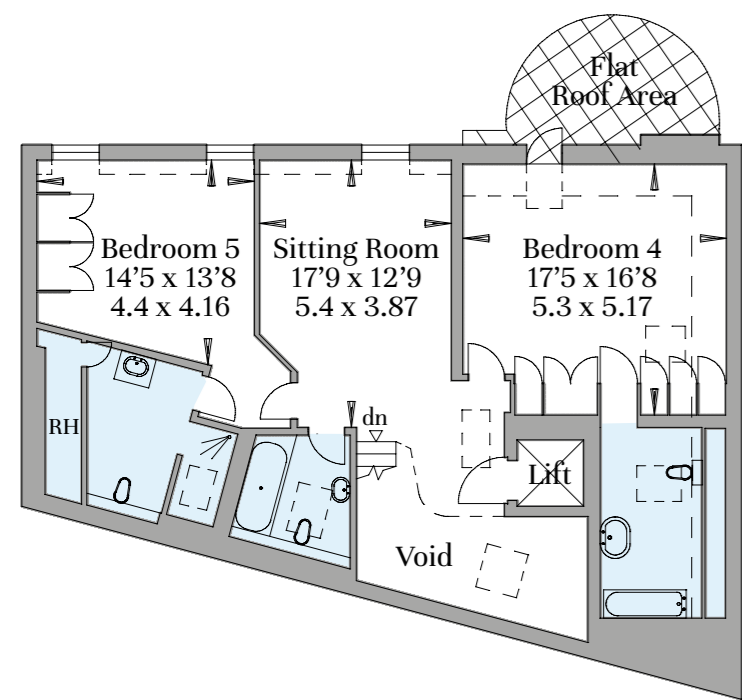




SUMMARY SPECIFICATION

- Daikin air cooling and heating climate control system throughout house
- Fully zoned electric underfloor heating in all bathrooms and swimming pool area
- Control4 audio visual system incorporating Apple TV
- Lutron 'Homeworks' rack-based lighting controls with scene setting capabilities in all principal rooms
- Integrated Sonos audio system in all principal rooms
- Control4 integrated video monitoring and intercom system with touch screens on each floor
- Full HD/3D video distribution to all bedrooms
- Fully cabled to receive multi-region/multi-language TV broadcasts
- Secure wired and WiFi computer network
- Chlorine free swimming pool (OSPA) with fully automated cover and separate spa Jacuzzi
- Bespoke home cinema with 7.2 surround sound and 137" curved cinema screen
- Zoned alarm system with UK Police response connection
- External security cameras with ability for remote monitoring
- Six person passenger lift serving all principal floors
- Separate service lift
- Large storage room
- Off street parking for two large cars
- Bespoke craftsman-built cabinetry in all bedrooms, dressing rooms and en suites
- Bespoke curved 'ribbon' staircase with French polished hand rail
- State of the art plant room including high pressure water system and 2 x 51kw boilers
- Laundry with washing machines and dryers with large clothes storage room

Second Floor



BEDROOM 5

Handmade fitted wardrobes with panelled doors lined in an indigo raw silk
 Cream deep pile wool carpet
 Silk and linen trimmed black-out Roman blinds

EN SUITE TO BEDROOM 5

Grey oiled engineered oak timber floor with electric underfloor heating
 Large walk-in shower with book matched Carrara marble floor and Carrara and grey marble hexagon mosaic walls
 Vanity unit in matching Carrara marble
 Polished nickel brassware with traditional electric towel rail to match

BEDROOM 4

Fitted wall of handmade wardrobes upholstered in grey sateen wool with bone handles
 Cream deep pile wool carpet

EN SUITE TO BEDROOM 4

Fitted bath lined in vein matched Statuario marble with white pearlescent mosaic wall surround
 Matching Statuario marble vanity unit
 Polished nickel brassware and traditional electric towel rail to match
 Bardiglio grey marble tiled floor with electric underfloor heating

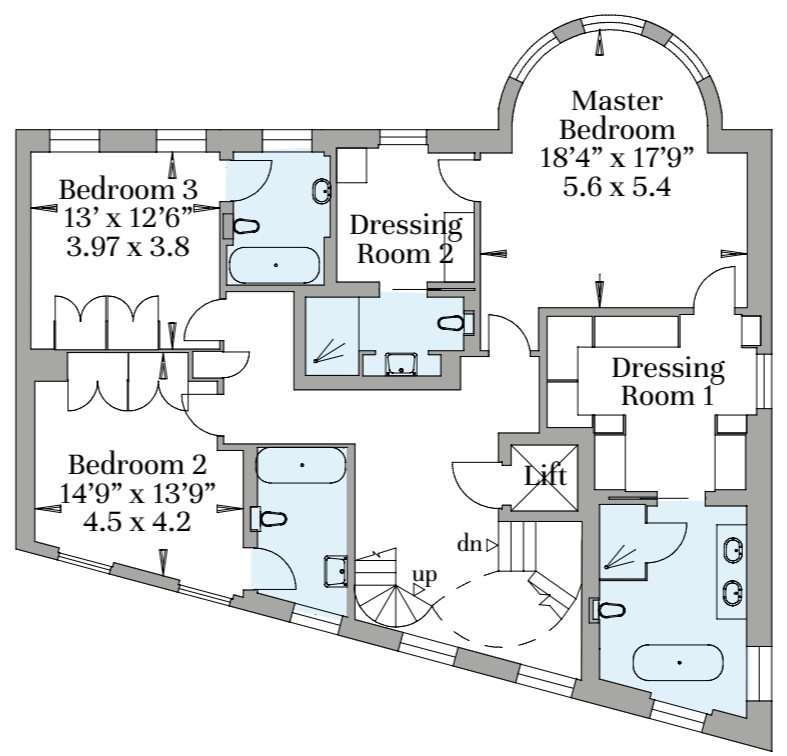
SITTING ROOM AND SECOND FLOOR LANDING

Designed to accommodate a sixth bedroom if required
 Cream deep pile wool carpet

FAMILY BATHROOM

Fitted bath and shower surrounded in Blue Moleanos limestone and hand glazed ceramic tiles
 Blue Moleanos limestone vanity unit with leather upholstered doors
 Polished nickel with traditional electric towel rail to match
 Porto grey limestone tiled floor with electric underfloor heating

First Floor



MASTER BEDROOM SUITE

Cream deep pile silk carpet
 Walls covered in cream raw silk with hand finished contrasting silk trimming
 Curtains and blinds made from a British bespoke silk weavers, woven and designed to order

LADY'S DRESSING ROOM

Hand trimmed Grasscloth wallcoverings
 Wall to wall fitted bespoke open wardrobes in European grey stained crown oak and contrasting silvered maple with leather upholstered pull out trays

LADY'S BATHROOM

Free standing polished nickel roll top bath
 Walk-in shower clad in polished book matched Calacatta Colorado Gold marble with an exquisite handmade polished nickel shower enclosure
 Floor clad in honed, book matched Calacatta Colorado Gold marble with electric underfloor heating
 Handmade vanity unit with curved edge vanity top in Calacatta marble
 Colorado Gold marble with double basins
 Polished nickel brassware with crystal handles

GENTLEMAN'S DRESSING ROOM

Wall to wall fitted bespoke open wardrobes lined in a dark crown oak and contrasting Madronna Burr with dark leather upholstered pull out trays
 Hand trimmed grey silk walls

GENTLEMAN'S SHOWER ROOM

Walk-in shower fully clad in vein cut Black Wood marble
 Handmade polished nickel basin with polished nickel brassware
 Deep brown Salterwath marble floor with electric underfloor heating

BEDROOM 2

Woven linen wall covering with floor to ceiling fitted wardrobes upholstered in matching fabric with bone and leather handles

Silk and linen trimmed black-out Roman blinds and soft fold linen sheer blinds
 Cream deep pile wool carpet

EN SUITE TO BEDROOM 2

Fitted bath and shower surrounded in silver grey Filetto vein cut and book matched marble
 Silver grey Filetto marble vanity unit with solid stone deck-mounted basin and wall hung mirrored vanity cabinet mounted on a riven marble wall
 Porto grey limestone tiled floor with underfloor heating
 Antique bronze brassware and bronze towel radiator

BEDROOM 3

Prussian blue wool lined walls hand finished with bronze contrast trimming
 Bespoke painted and gilded timber wardrobe with antique mirror inserts and cream leather upholstered drawers and contrast pale blue interior paint finish
 Silk black-out Roman blinds hand trimmed with embroidered velvet tape
 Cream deep pile wool carpet

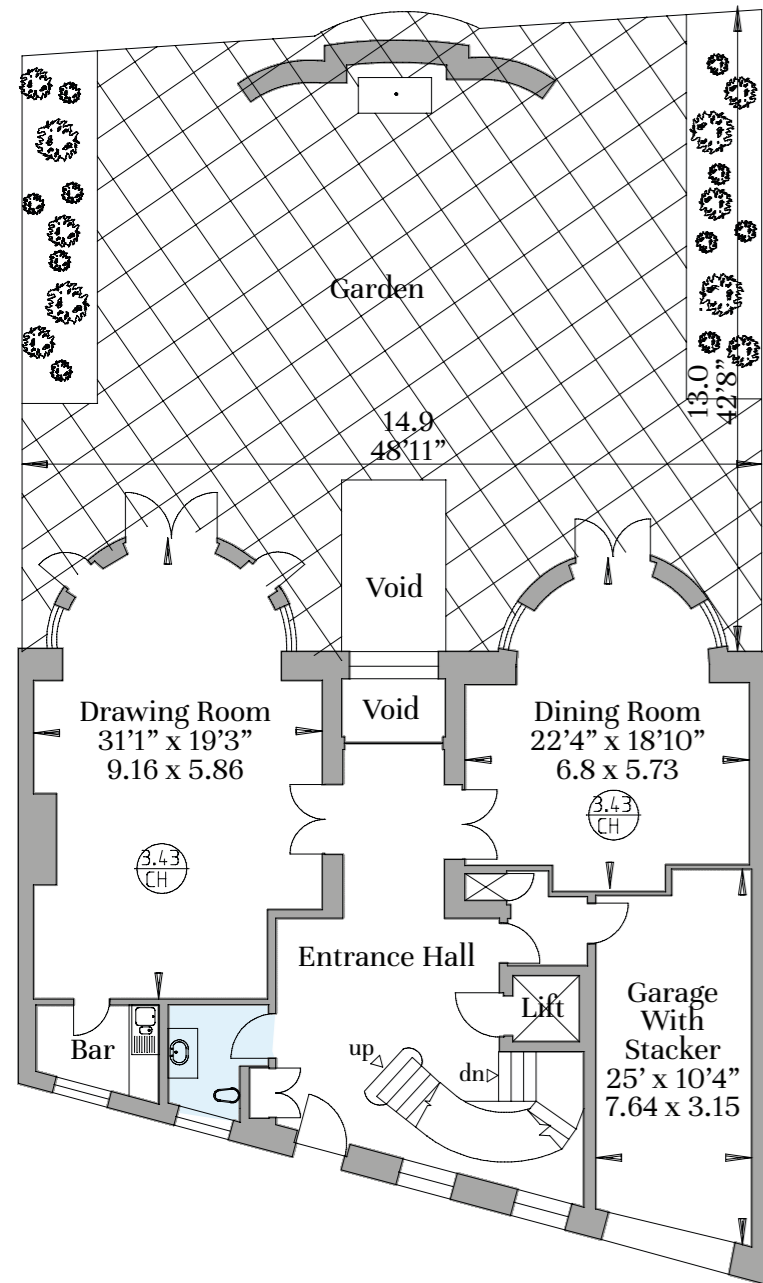
EN SUITE TO BEDROOM 3

Fitted bath and shower surrounded in Bleu de Versei marble and hand cut oblong iridescent blue mosaic
 Curved bespoke painted timber vanity unit with a ceramic basin and Bleu de Versei marble top with polished nickel framed mirrored cabinet above
 Polished nickel brassware and bespoke towel radiator
 Bardiglio blue marble floor with electric underfloor heating

FIRST FLOOR HALLWAY

Geometric patterned grasscloth wall coverings hand trimmed with contrast braid
 Cream deep pile silk carpet

Ground Floor



ENTRANCE HALL AND STAIRCASE

Full height handmade Georgian panelling with ornate plaster cornice
 Panelled arch framing large picture window
 Bespoke European walnut and oak marquetry panelled floor
 Sweeping staircase clad in Portland stone with hand forged Georgian metal spindles and solid continuous hardwood French polished hand rail
 Two large glass and bronze Jamb lanterns

POWDER ROOM

Full height panelled walls dark painted with gold leaf gilding
 Marron Cohiba polished marble vanity unit with handmade brass basin
 Honed Nero Assoluto granite tiled floor

DRAWING ROOM

Hand woven blue silk wall covering hand trimmed with dark gold bead
 Half height painted panelling with bespoke cornice and skirting
 European oak herringbone parquet floor with oak double border
 Dark painted curved conservatory with floor to ceiling curved French doors leading to garden
 Traditional Bath stone Georgian fireplace with artisan created gas fireplace

DRINKS ROOM

European oak herringbone parquet floor with oak double border
 Full height dark veneered bar units with antique mirror and river washed granite
 Ice machine, dishwasher and fridge

DINING ROOM

Hand painted Chinoiserie green and gold silk wallpaper
 Half height painted panelling with bespoke cornice and skirting
 European oak herringbone parquet floor with oak double border
 Cabinet with antique mirror doors, gilded beading and yellow velvet interior
 Curved double French doors leading to garden

PASSENGER LIFT

Burnished bronze lift doors open onto an elegant six person lift to all floors
 Polished, chocolate and cream Salterwarth marble floor
 Lift walls clad with antique mirror inlaid panelling with a bespoke carved fretwork overlay

GARAGE

Automatic door and two bay car lift

SERVICE LIFT

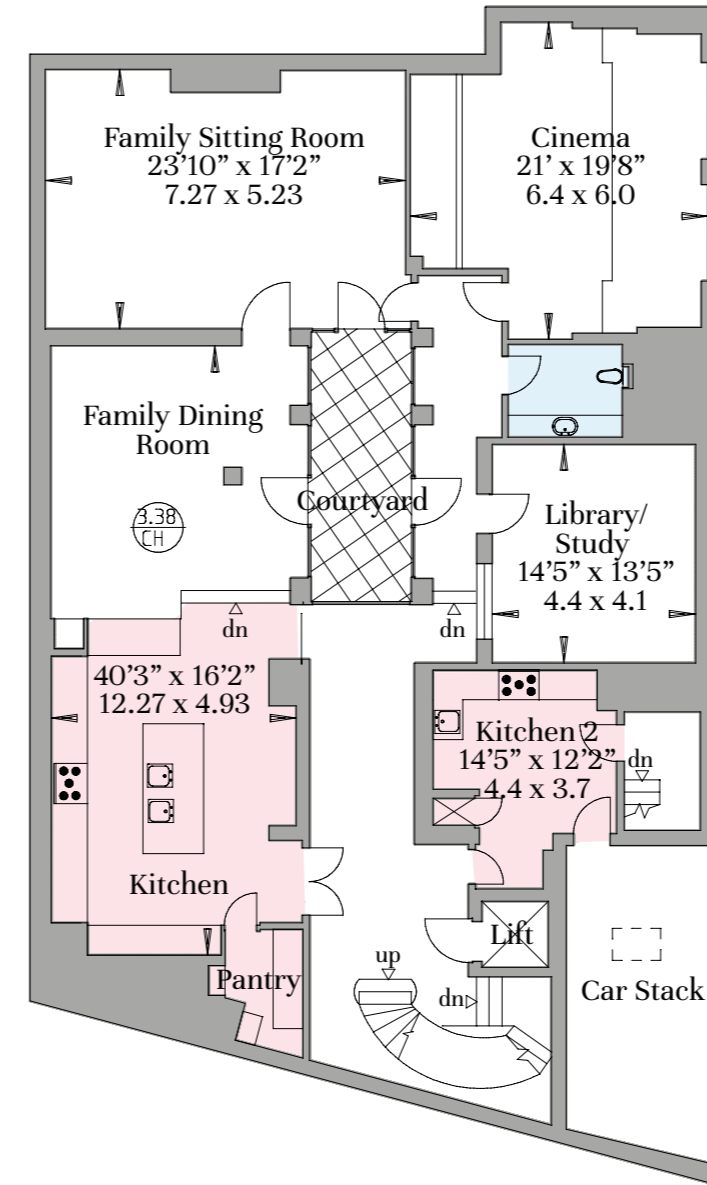
Lift access for food trolleys and single person direct from catering kitchen to hidden lobby adjacent to dining room

Also allows direct access from garage to catering kitchen and staff area, bypassing the main house

GARDEN

Traditional English garden design with large lawned area and a variety of trees
 Antique stone water fountain with cast stone benches either side

Lower Ground Floor



HALLWAY AND COURTYARD

Full height windows and attractive planting and lighting
 Engineered European oak hand finished flooring with oak border
 Large square planters containing fully grown evergreen jasmine
 Tumbled cream Travertine tiled floor, supported on pedestals to allow efficient drainage

KITCHEN

Beautifully designed Roundhouse kitchen with bespoke full height bronze doors concealing a spacious walk in pantry
 Full size integrated state of the art Gaggenau appliances
 Polished Calacatta gold marble top and two handmade hammered copper basins, a bronze Kohler Karbon fully articulated tap and bronze Quooker tap

Wall cabinets either side of book matched Calacatta Gold marble splash back with bronze bespoke extractor fan above large Gaggenau gas hob and 90cm wide oven

Oak and bronze hanging display unit separates kitchen from informal dining room

Mixed width engineered European oak hand finished flooring with oak border

FAMILY DINING ROOM

Single wall lined in copper grasscloth fabric
 Mixed width engineered European oak hand finished flooring with oak border

FAMILY SITTING ROOM

Exposed brick walls either side of fireplace with two side walls lined in blue/grey grasscloth fabric
 Large bespoke gas fireplace with cantilevered Bateig beige limestone shelf running full width
 Large bronze framed door opening to courtyard
 Soft looped wool carpet

CINEMA ROOM

Walls and ceiling lined in woven cloth and set at different levels to enhance acoustics and the visual experience
 Deep pile wool carpet

CLOAKROOM

Walls lined in hand printed geometric wallpaper
 Nero Assoluto granite cantilevered vanity top with stone basin and antique brass brassware

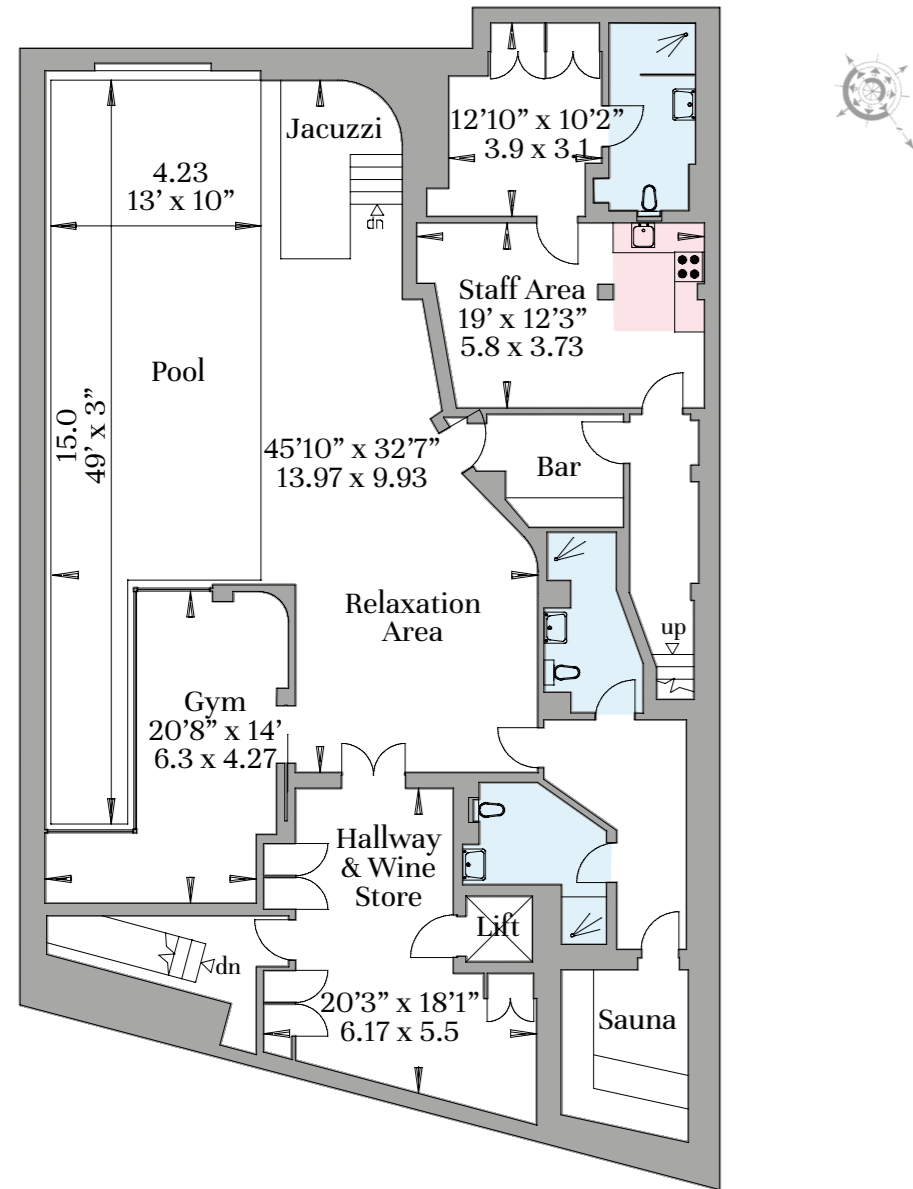
LIBRARY/STUDY

Imposing full height handmade French polished dark oak bookcases with integral brass picture lights
 Walls and back of bookcase lined in deep red silk wall covering
 Concealed jib door within bookcase to potential safe room

KITCHEN 2/CATERING KITCHEN

Stainless steel utility kitchen with ceramic tiled floor
 Commercial range cooker and integrated commercial appliances
 One person staff lift/food lift to ground floor and garage
 Separate staircase to staff area

Basement



HALLWAY & WINE STORE

Walls lined in intricate cut work grasscloth in blue and bronze
 Full height bespoke temperature controlled wine storage in French polished darkened oak designed to accommodate approx. 500 bottles including magnums
 Mixed width engineered European oak flooring with oak border

SWIMMING POOL AND JACUZZI SPA

OSPA chlorine free filtrated swimming pool designed with 15m lap lane and fully automated cover set within the floor
 Curved Jacuzzi spa adjacent to swimming pool with capacity for up to eight people
 Pool and spa interior tiled in iridescent green and bronze glass mosaic tiles
 Artisan blackened bronze polished plaster curve feature wall
 Wall above swimming pool lined with riven Crema Almera limestone with recessed LED light panels and dark hand crafted and designed fretwork. The end wall features a large handmade bronze gong back lit with LEDs
 Honed and filled Travertine stone swimming pool deck and coping
 Concealed curved jib door within polished plaster wall leads to pool bar including integrated fridge and dishwasher and access to staff area

GYM

Timber framed glass walls overlook swimming pool
 Mixed width engineered European oak flooring with oak border

GENTLEMAN'S CHANGING ROOM

Gris Riven slate tiled walk-in shower and cantilevered stone basin with raw brass brassware and matching electric towel rail
 Gris Riven slate tiled floor with underfloor heating

LADY'S CHANGING ROOM

Walk-in shower with Statuario Venato marble tiled floor and hexagon mosaic tiled walls
 cantilevered stone basin with raw brass brassware and matching electric towel rail
 Statuario Venato marble tiled floor with underfloor heating

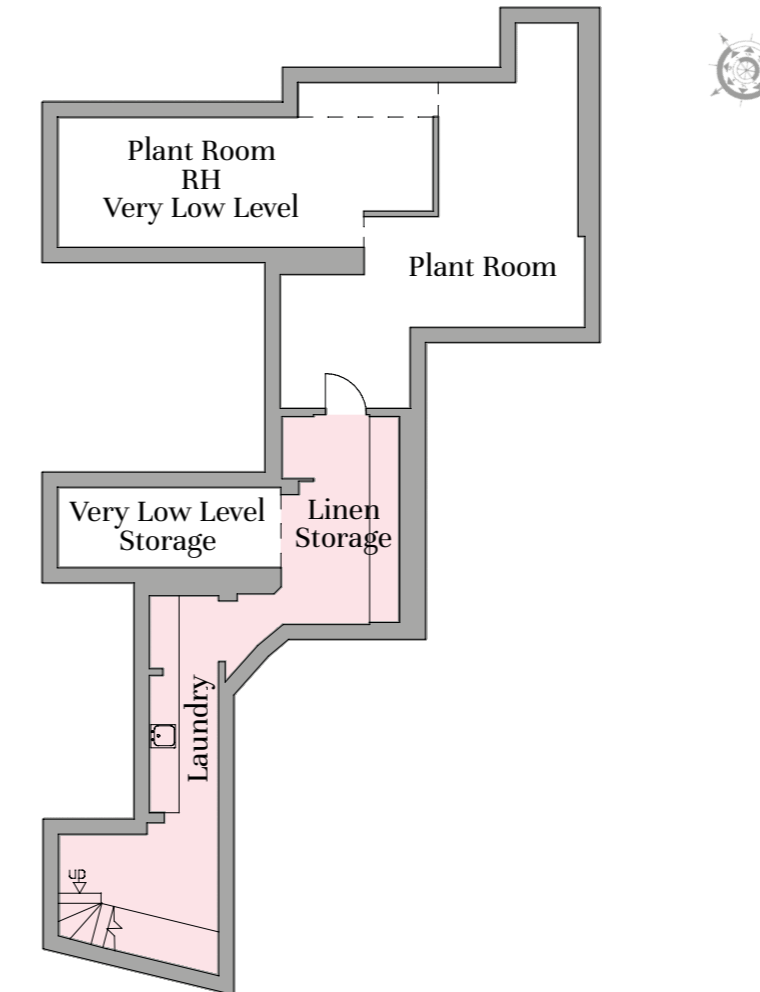
SAUNA

Large traditional timber panelled sauna with cantilevered benches

STAFF AREA

Open plan kitchen with fully integrated appliances including dishwasher, oven, hob, sink and cupboards
 Sitting area
 Double bedroom with handmade bespoke fitted wardrobes
 Large en suite with walk-in shower lined in stone tiles to match stone flooring and free standing basin

Sub - Basement



UTILITY/LAUNDRY

Laundry room incorporates two washing machines and two tumble dryers beneath oak work top and large Belfast sink

LINEN STORAGE

Spacious bespoke storage area with hanging wardrobes shelves and space for suitcases

PLANT ROOM

State of the art plant room including the OSPA swimming pool filtration system air cooling and heating climate control system high pressure water system 2 x 51kw boilers and water tanks

TERMS

TENURE

Freehold

LOCAL AUTHORITY

Royal Borough of Kensington & Chelsea

PRICE

Upon Application

GROSS INTERNAL AREA:

1,027 sq metres - 11,062 sq feet
 (Including restricted height area on third floor, voids and roof area)

