

1 Gledhow Gardens

South Kensington SW5



equilibrium
london



1 Gledhow Gardens

South Kensington SW5



An immaculately restructured and re-built duplex apartment in the Boltons Conservation Area. At 2700 sq.ft (250 sq.m) on just two levels, the property offers substantial lateral living in a period Victorian villa with 13 ft ceilings. Offering four bedrooms (three suites), a 55 ft front to back reception room and direct access to award winning communal gardens, the apartment provides outstanding volume and has been lavished with every comfort for luxurious family living.





B&O multi-room audio system

Lutron scene set lighting

Concealed automated projector and 7 ft automated cinema screen in dedicated cinema room

Bespoke fitted furniture

Panic buttons with Banham state of the art security and videoentry system

Kensington & Chelsea parking

55 ft front to back reception room

Cinema room with bar and wine store

Boffi kitchen with Gaggenau appliances

4 bedrooms (3 suites)

Separate staff entrance

3 Fireplaces with remote control ignition

Underfloor heating to all stone areas













Specifications

Lighting

Lutron lighting throughout the living and entertainment areas, the system allows pre-set lighting for different moods all controlled from a central wallplate or by the integrated Bang & Olufsen remote control which also operates the multi-room hi-fi system. The system allows for example a pre-dimmed setting for cinema viewing.

The Lutron system also operates the 5 amp floor and table lamp circuits.

Home entertainment

A multi-room Bang & Olufsen hi-fi system has been installed throughout the main living and entertainment areas with ceiling recessed speakers in the double reception room, study, kitchen and master bedroom and bathroom. The cinema room has an integrated surround sound system for music and home cinema operation with 5 speakers. The whole system is scalable for operation with Bang & Olufsen hardware and/or other separates including TV, DVD, CD,

PC and Games consoles with the benefit of surround sound from any source. Included in the living area and entertainment area is the B&O 6 CD sound system, a 50" HD Loewe television and a concealed home cinema system consisting of an automated drop down projector and oversized 7 ft. concealed drop down cinema screen operated from a single button.

The main bedroom suite also has its own dedicated entertainment system with a wall mounted HD Loewe plasma television concealed in the wardrobes and linked to a waterproofed Television 17" screen in the en-suite bathroom. The living area and all bedrooms are wired for Sky Plus allowing multi-channel viewing in these rooms including the bathroom. Separate DVD players are supplied for the cinema room and master bedroom suite and guest bedroom suite for individual movie viewing.

Finishes

Floors

Antiqued oak floorboards finished with satin lacquer in the upper floor and lower floor entrance hall

All ancillary bathrooms in Tresor White highly polished limestone slab work and grey marquina vanity tops

Master bathroom in Basalt slab work with a backlit feature wall of statuarial marble and grey marquina vanity top

Natural highly polished limestone slabwork in the ancillary bathrooms

Deep pile wool carpets in all bedrooms and stairs

Electric underfloor heating to all stone areas and heated mirror pads to ensure they remain mist free

Walls

Grasspaper and Hessian wall coverings in guest bedroom and downstairs hallway

Spatulato polished plaster offset wall in entrance hallway covering full height of the stairwell

Marble skirtings to all bathrooms and 3 part bespoke skirting boards to the reception room

Windows

All windows fully refurbished with new sashes, double glazing and felt neoprene seals dressed with automatic wooden venetian blinds and tapes from Silent Gliss operated by the Lutron system

Separate concealed laundry cupboard with plumbing for 2 washing machines

Fitted Furniture

Bespoke wardrobes to master and guest bedroom suites in satin lacquered figured sycamore and leather handles

Bespoke satin lacquered maple dressing tables and bedside tables with leather inlay

High gloss spray painted doors with leather handles and oak line melamine interiors to all other bedrooms

Spray painted and backlit bookshelves and bespoke fitted TV with specialist metallic finishes

Kitchen

Boffi kitchen finished in high gloss white lacquered cabinets form the tall units and under counter units. A zebrano finish to the overheads and island units, Pietra Serena worktops and splashback incorporating Gaggenau integrated appliances

Bathrooms

Statuarial marble backlit feature wall to master bathroom in slab work

Vola wall mounted taps and fixtures to all en-suite bathrooms and guest shower room

Underfloor heating and heated mirror pads to all bathrooms

Gardens & Exterior

Automatic irrigation system for lawn and planting beds

Bespoke metal planters throughout the upper and lower terraces with additional exotic planting and automatic irrigation

Effective privacy screening with substantial cypress leylandia, yew hedging and bamboo

Terms

50% Share of Freehold
Price on application

Included in the sale are all audio visual components, blinds and all fitted furniture. Furniture and art by separate negotiation.

Local Authority
The Royal Borough of Kensington and Chelsea

Service Charge
Approximately £4,000 per annum

Ground Rent
Peppercorn

Further information
Please visit
www.equilibriumlondon.com

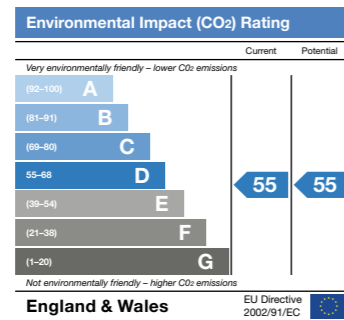
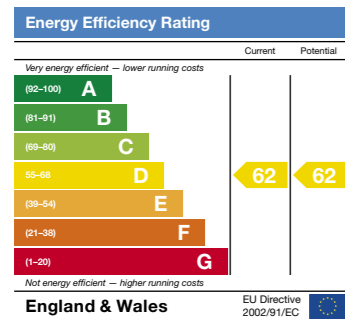
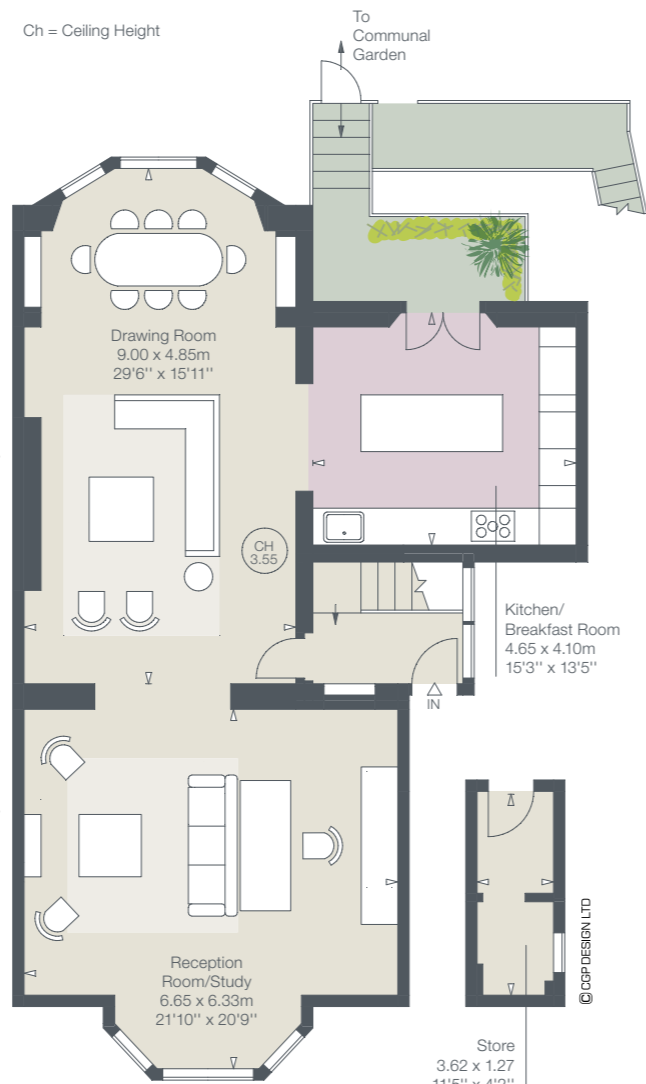
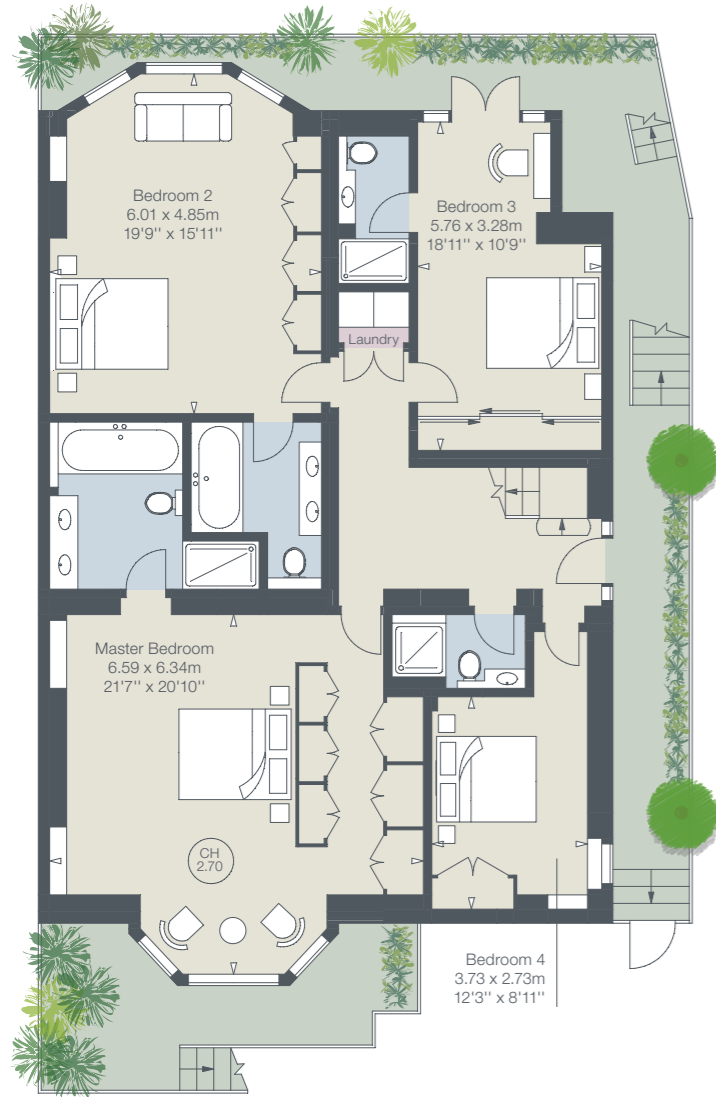
equilibrium
london

Floorplan

Approximate Gross Total Area
339 sq.m / 3,649 sq.ft

Approximate Gross Internal Area
248 sq.m / 2,670 sq.ft (including storage)

Approximate Gross External Area
91 sq.m / 979 sq.ft (including storage)





equilibrium
london