

10 Milborne Grove

London SW10



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london



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An immaculately restructured and re-built house in this secluded street in the Boltons Conservation area. At 2,805 sq.ft, the property has been substantially extended and has possibly the best position on the street enjoying open views up Harley Gardens and is literally seconds from 'The Beach' area of Fulham Road. It has the rare combination of two off-street parking spaces and a large south facing garden.

Great thought has been put into the flow of accommodation with separate living, entertaining, eating, sleeping and staff quarters. The attention to detail has been meticulous from the positions of electrical sockets to the state of the art plumbing system that zones heating for different floors. Offering five bedrooms (three suites) and three reception rooms including a dedicated cinema/entertainment room, this house has been lavished with natural materials and every comfort for luxury family living.





- 40 ft reception room
- Cinema room with bar and wine store
- Boffi kitchen with Miele appliances and Sub-Zero fridge freezer
- 5 Bedrooms (3 suites)
- 4 Bathrooms
- Study with bespoke fitted desk and shelving
- Separate staff entrance
- 2 Off-street parking spaces
- Large south facing garden
- 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
- Underfloor heating to all stone areas and cinema room













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 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 46" HD LCD Pioneer 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 Pioneer 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 pre-wired for Sky Plus allowing multichannel viewing in these rooms including the bathroom. Separate DVD players are supplied for the cinema room and master bedroom suite for individual movie viewing.

Finishes

Floor

Maple herringbone parquet finished with satin lacquer in reception room and ground floor entrance hall

Kitchen and garden level in Pietra Serena slabwork

Master bathroom with floor, bath, vanity unit and shower areas clad in Statuaria marble and bookmatched

Natural highly polished limestone slabwork in the ancillary bathrooms

Deep pile wool carpets in cinema room and all bedrooms and stairs

Electric underfloor heating to all stone areas and wet underfloor heating system to cinema room

Windows

All windows fully refurbished with new sashes and felt neoprene seals dressed with wooden venetian blinds from Luxaflex and Silent Gliss

Bathrooms

Statuaria marble clad master bathroom in slabwork

Vola wall mounted taps and fixtures to master en-suite bathroom and guest WC

All other fittings by Dornbrach from the 'Meta' range

Underfloor heating and heated mirror pads to all bathrooms

Fitted furniture

Bespoke wardrobes to master bedroom in satin lacquered walnut and leather handles

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

Bespoke desk in high gloss maple fitted with leather insert in study

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

Walnut bookshelves and fitted bar in living areas and contemporary lacquered walnut staircase to cinema room with shadow gap detail

Kitchen

Boffi kitchen finished in high gloss grey lacquered cabinets, stainless steel work bench, carrara marble worktops and splashback incorporating Miele integrated appliances and Sub-Zero wide fridge freezer

Highly polished carrara marble worktop

Separate concealed laundry cupboard with plumbing for 2 washing machines

Walls

Grasspaper and Hessian wall coverings in reception room, study, cinema room and guest WC

Spatulato polished plaster offset wall in entrance hallway

Extensive use of satin lacquered walnut elsewhere

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

Gardens and exterior

Rear garden laid to lawn with skylight for cinema room providing sculptural centrepiece and discreet lighting to planting beds

Automatic irrigation system for lawn and planting beds

Slatted contemporary trellis panels in Iroko

Re-built party walls in reclaimed London Stock

Bespoke metal planters to sloping roof provides additional planting with automatic irrigation

Front garden provides for 2 off-street parking spaces behind concertina gates

Laid with bleached limestone and planted with bamboo borders and a contemporary slatted trellis panel

Terms

Freehold

Price on application

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

Further information

Please visit www.equilibriumlondon.com

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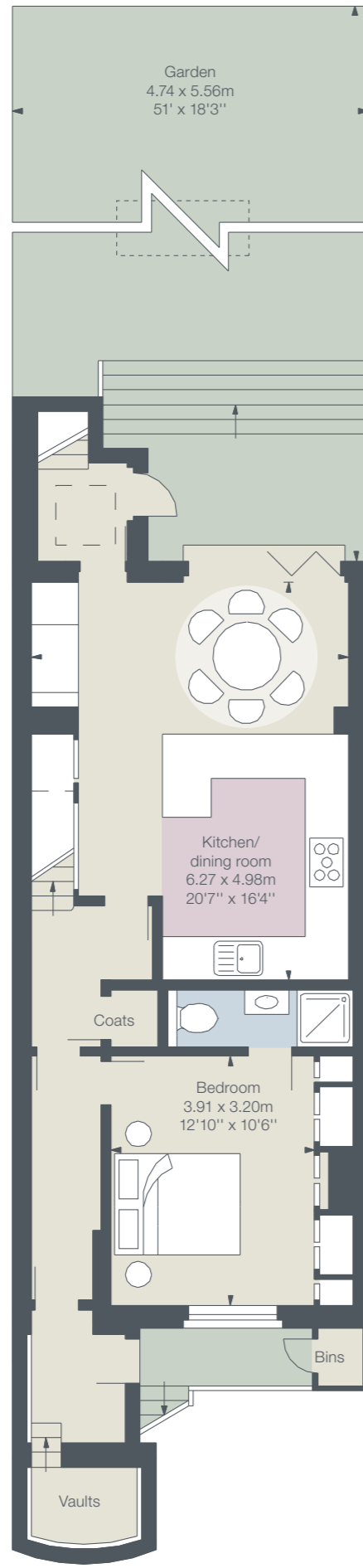
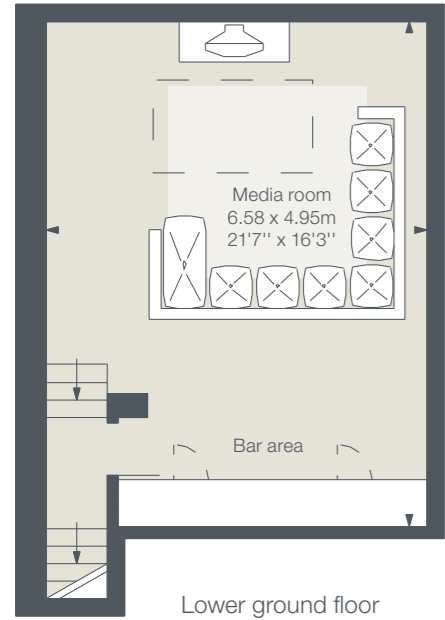
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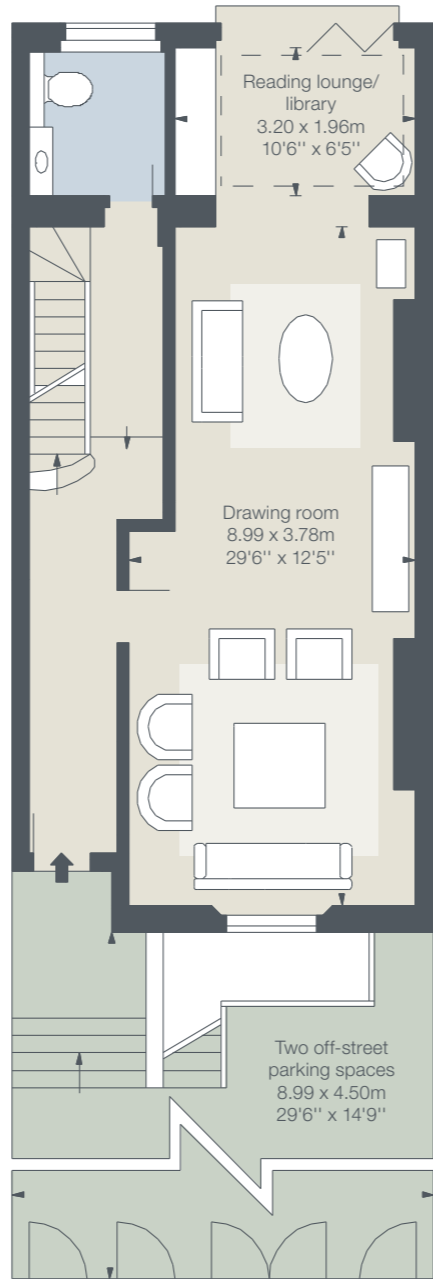
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Floorplan

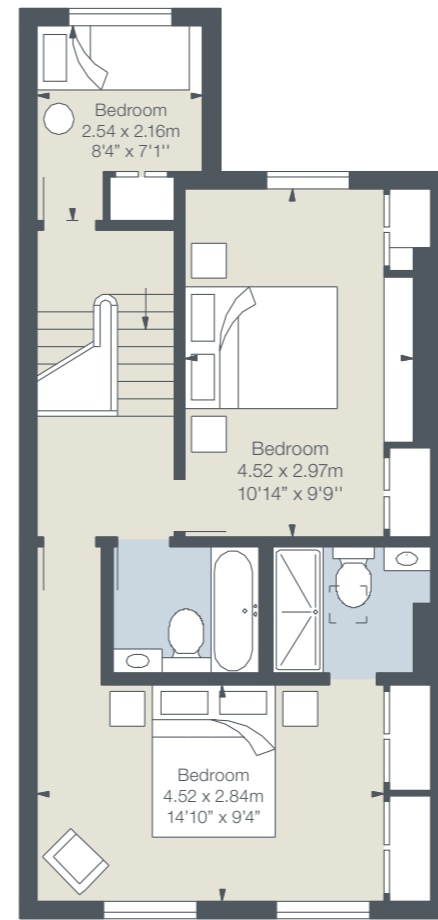
Approximate gross internal area
260.58 sq.m / 2,805 sq.ft



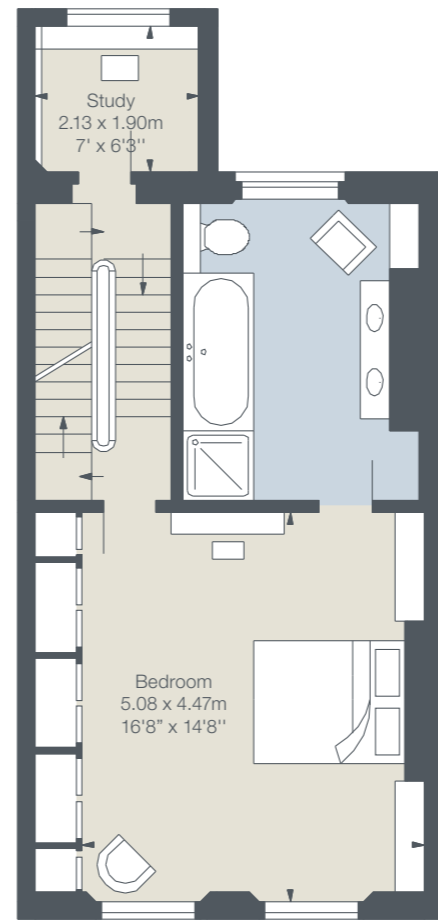
Garden level



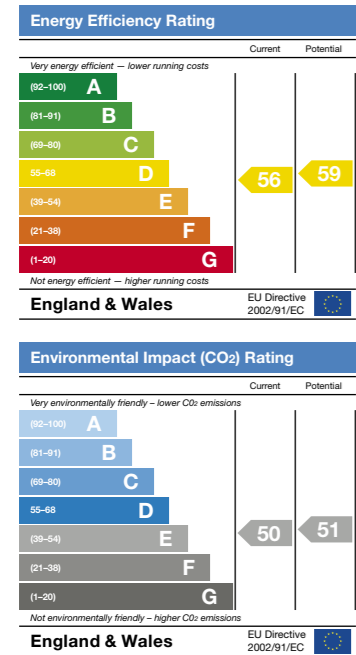
Ground floor



Second floor



First floor





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