



Ifield Road SW10



A spectacular family home in Chelsea, exquisitely extended in the most immaculate manner



The property has been recently refurbished by its current owners and is now presented to a very high standard and offers extremely well-laid-out and flexible family living throughout. This stunning house has been developed to its full potential creating a family home that is both practical yet stylish and contemporary.

The property has very well-designed and practical living space arranged over five floors with the remarkable reception

room and fantastic view over the garden on the ground floor. The property offers a fabulous open-plan dining room, a large kitchen area and family sitting room leading onto a very pretty and landscaped garden on the lower ground floor.

The principal bedroom occupies the entire first floor with a dressing area and a large en suite bathroom.

The property further extends to a second floor offering two magnificent double bedrooms

with a family bathroom, further double bedroom with access to the terrace on the third floor.

Of particular note is the impressive open entertaining space on the main floors of the house which will appeal to anyone looking for a sense of spaciousness and the natural flow from one designated area to the other.

The house has fantastic proportions and excellent finish throughout and will make a fabulous family home.





Renovation & Improvements

A very substantial renovation of approximately £ 1,250,000 was carried out over two years and completed in January 2020.

The renovation project was designed by award-winning architecture firm Paul Vick Architects (paulvick.co.uk) and approved by RBKC council (PP/18/00363 -13/03/2018).

The project was executed strictly as per planning and building control regulations, fitted with sprinkler system and fire alarm. Building control approval certificate 09/01/2020.

In addition to building control regulations, substantial structural improvements were made such as:

- Tanking the lower ground (damp proofing).
- Strengthening and replacing joists.
- Changing flooring and ceiling levels of certain areas to provide easy flow overcoming typical irregularities of a Victorian house.
- New staircase installed on three floors.
- The back patio was lowered to level with the reception room bringing more light and an open vista. This included full pinning of the walls, new drainage and tanking of the area was required.
- A working outdoor gas fire pit was added to the patio.
- The front vaults were integrated to create a laundry/utility room and a WC/cloakroom.
- The alterations were designed with versatility in mind. The top floor room's wet bar/WC area can easily be converted into a shower room since it already has plumbing and drainage. The raised ground level area where the piano is, can be converted and used as a study; the same treatment can be applied to the dressing area of the first floor as well.

The house was completely rewired, with new and updated lighting fixtures.

All windows are double glazed and most were replaced.

All doors were replaced; internal ones are fire resistant, and external doors were manufactured and fitted by London Door Company.

The lights and switches were positioned to offer utmost comfort with sensor activated lights in the staircase landings, ad multiple two-way switches for greater convenience.

The house is wired for robust internet connection throughout with ceiling mounted Wi-Fi boosters on every floor.

The plumbing and drainage were replaced. New manholes created at the back and front. A new boiler with large a hot water tank and a water softener were added.

A new flat roof was added in the summer of 2010.

Heating systems:

- The lower ground and raised ground floors have underfloor heating which replaces the need for numerous radiators otherwise necessary to heat large open space areas. The reception area also has a working remote controlled gas fireplace.
- The second and third floors are heated with radiators which do not compromise the furniture placement.
- The principal bedroom suite has electric underfloor heating.
- The top floor heating system is based on wide trenches, which do not require fans and therefore are noiseless.

German brand new Leicht kitchen with Unistone Calacatta worktops and high-end Miele, Fisher & Paykel, and Bosch appliances.

Brand new Oiled Oak wood flooring was fitted throughout the house, which is easy to repair with touch-ups if scratched, suitable for underfloor heating and laid with individual pieces to create a herring bone pattern. The lower ground floor has large Italian porcelain tiles to create a seamless look with the patio tiles which are an anti-slip version of the indoor ones.

Bathrooms were clad with Italian porcelain tiles. Principal en suite wall tiles are 120x240cm which create a seamless look. The fittings are Hansgrohe including a rain shower, and WCs are Geberit, two of them with built-in bidet system. The principal en suite has Italian Idea furniture, whilst the others are Laufen, Mastella and Lusso Stone.

In addition to the lower ground floor patio, there is a roof terrace of substantial size, and a small balcony off the reception room.

Decoration: Indoor walls were skim plastered and painted using Farrow & Ball and Benjamin Moore paint. The principal bedroom walls is covered in mock suede wallpaper.

Security: The house is secured with Banham alarm system and CCTV cameras at the front and back. All windows have security locks, the ground level has iron bars, and the front door has a security glass panel.

Storage: The house has extensive and very well-planned storage including principal bedroom wardrobes extending to 12 doors/ built-in units with hanging rails, shelves and drawers, as well as special spaces for accessories in addition to the shoe cabinets. The second floor wardrobe has a special area created to store luggage, an ironing board, and large cleaning appliances. The ground floor has a wardrobe for visiting guests, and space for large items like golf bags. Throughout the house, every available space has been converted into storage to maximise convenience.



Location

Ifield Road is situated north of Fulham Road with its vast array of shops, restaurants, and cafés. Kings Road and Old Brompton Road are a short distance away.

Terms

Tenure
Freehold

Guide Price
£4,250,000

Local Authority
The Royal Borough of Kensington & Chelsea

Parking
The Royal Borough of Kensington & Chelsea Residents's Parking Permit

Council Tax
Band G

EPC
Rating D

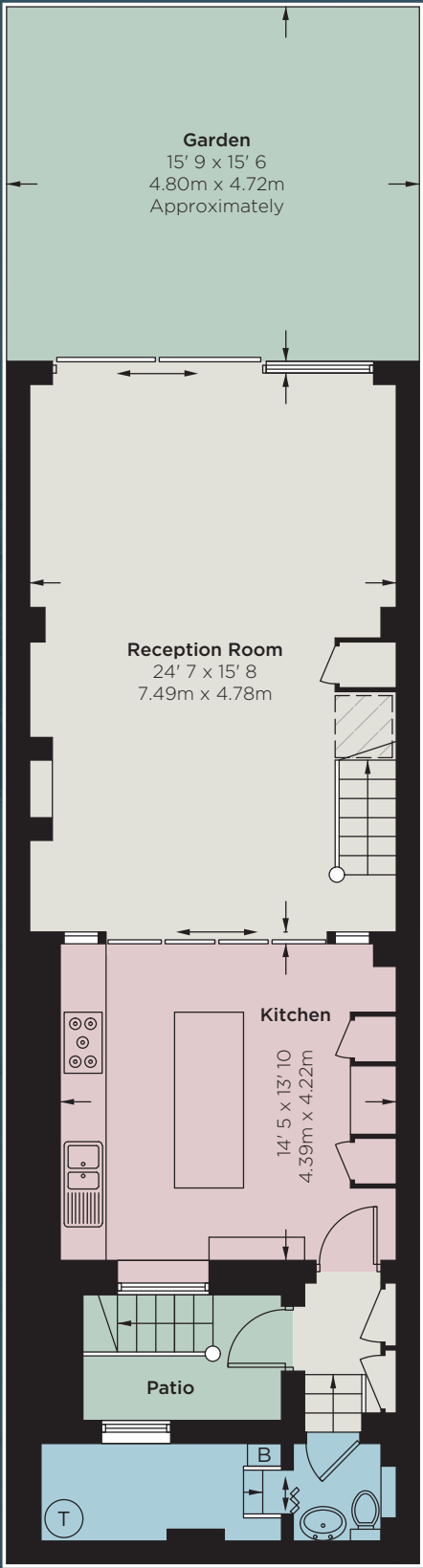
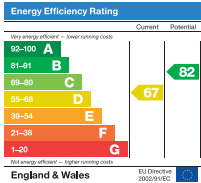


Area

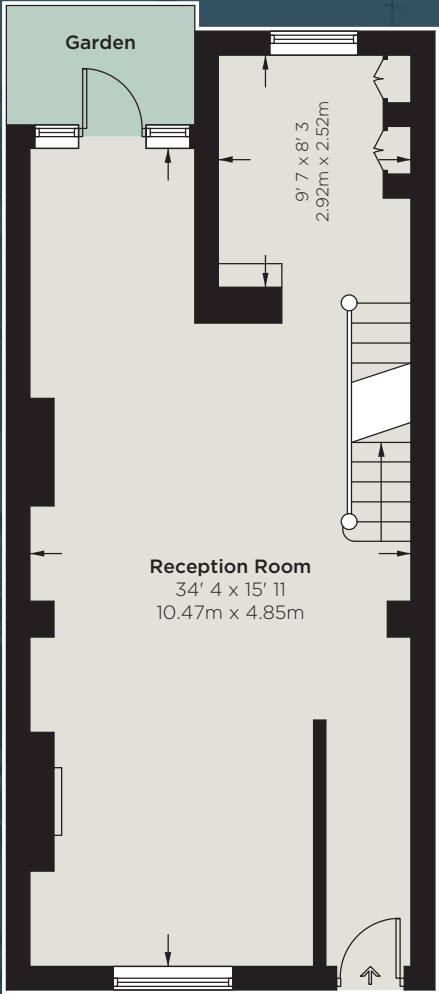
Approximate Gross Internal Area
2,641 sq ft / 245.5 sq m
excluding reduced headroom

Reduced Headroom
18 sq ft / 1.7 sq m

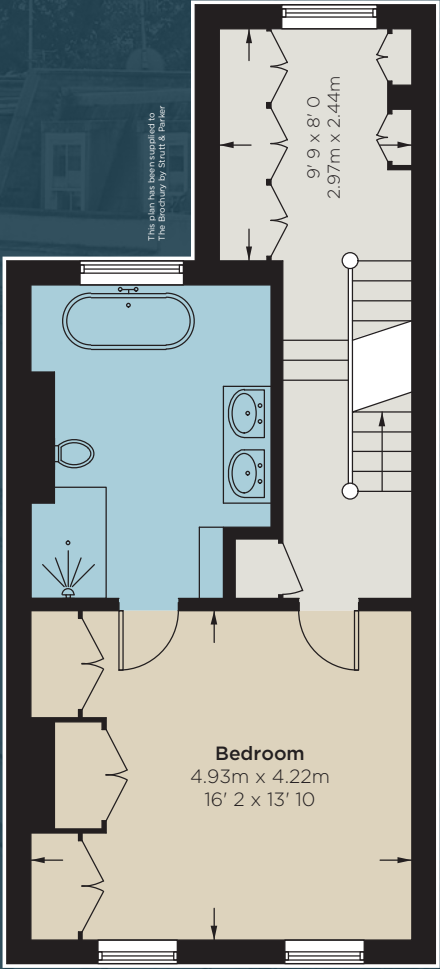
Total
2,659 sq ft / 247.2 sq m



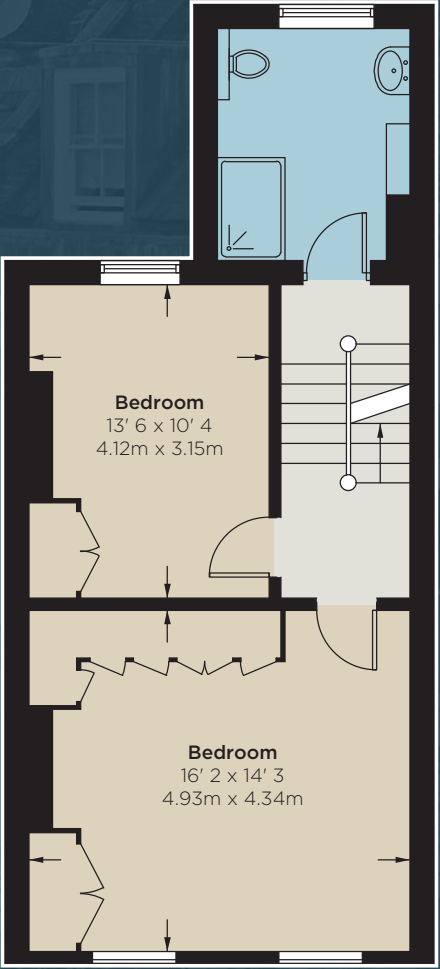
Lower Ground Floor



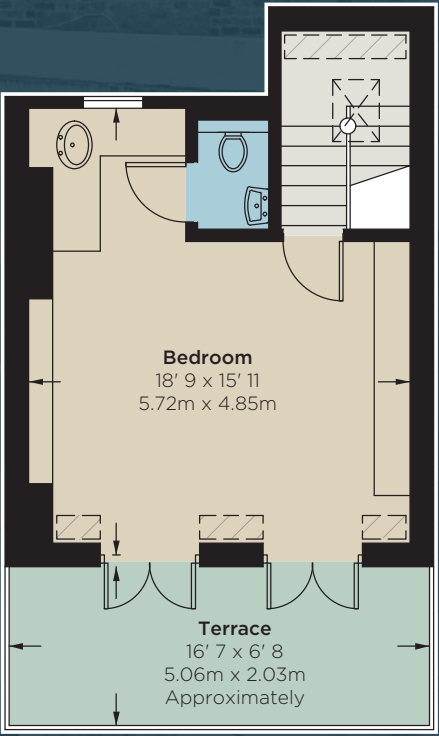
Ground Floor



First Floor



Second Floor



Third Floor



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