



41/42 GODFREY STREET
CHELSEA, SW3

JOHN D WOOD & CO.

41/42 GODFREY STREET CHELSEA, SW3

Originally two houses, this property has been rebuilt behind the facade to create a unique house of impressive width (nearly 30 feet or over 9 metres). Entertaining is possible in great style on both the ground and first floors, and the three easily accessible roof terraces providing over 1,000 sq ft of outside space complement this perfectly. The main bedroom suite is of the proportions more often associated with a large lateral flat, and the additional bedrooms are also beautifully arranged.

Godfrey Street is a most charming street running south off Cale Street (Chelsea Green) and leading to Kings Road. This area enjoys the excellent shopping and transport amenities in both on Kings Road and Chelsea Green, as well as the internationally renowned shops of Sloane Street and Knightsbridge, nearby.

3/4 Bedrooms, dressing area, 4 bathrooms en suite, drawing room, dining room, kitchen/breakfast room, library, study, cloakroom, 3 roof terraces

SPECIFICATION

Kitchen: Bespoke designed and built Italian kitchen

Gaggeneau appliances throughout: 900mm flush gas hob, 900mm oven, steam oven, combi-microwave, coffee machine, separate full height fridge, freezer and wine cooler; dishwasher. Plumbing and services

under sink for boiling water tap and food macerator if required.

White composite worktops with glass splash backs.

Flooring: Marble entrance hall. Chevron Oak flooring. Carpets in all bedrooms

Joinery: Bespoke fitted joinery units in all dressing rooms

Bespoke fitted library units in study and drawing room

Bespoke cloak and shoe storage in entrance hall and anti-room.

Concealed hinges on all doors

Magnetic latches on all doors

Mirror panelled pocket doors in all dressing rooms

Bathrooms: Gessi brassware throughout, with multifunction showerheads, body-jets and stand-alone bath in the principle bedroom.

Sanitary ware, vanity units and back lit mirrors throughout.

White marble with feature walls

Terraces: Roof terrace supplied with gas, electricity, water and audio

Lighting to all

Audio on 1st floor terrace

Lighting/Electrical: Philips Dynalite programmable lighting system

Generous provision of power, data & telephone points throughout

Ceiling pendants/wall lights/downlights to all rooms

Heating and Ventilation:

Independently zoned underfloor heating throughout, controlled on the house management system or remotely via the internet

Air conditioning on first and second floors

MVHR (ventilation and heat recovery) dealing with all extraction

and providing fresh air to basement and ground floor.

Security: Front and back IP video cameras, viewable on TVs, tablet or phone either in the house or remotely. ADT wireless alarm, monitored via a GSM network.

AV and Technology: URC house management system allowing all lighting, heating, TVs, video, audio and security, to be controlled and monitored from; remote controls, installed control points, tablets or smart phones.

The system is infinitely adaptable and can be upgraded to incorporate further functions and set different access levels for different users or zones.

Our AV consultant will be made available to support you with setting the house up the way you want it, refining the system and, most importantly, showing you how it works!

Whole house Denon HEOS sound system, allowing independent audio streams to each zone from; house cloud, mobile device or digital radio.

Wifi points on every floor

All bedrooms, living room and kitchen wired for IP TVs

Multi-channel video distribution from AV hub, allowing for independent viewing on each TV.





FREEHOLD
 Guide Price £9,500,000
 Subject to contract

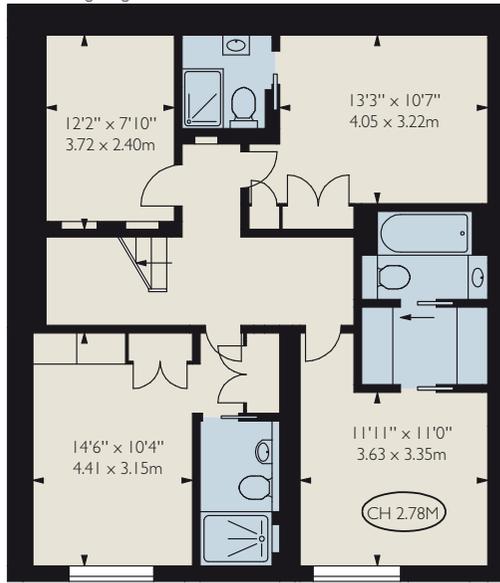
Local Authority: The Royal Borough
 of Kensington and Chelsea

Approximate Gross Internal Area:
 3,405 sq ft / 316.34 sq m

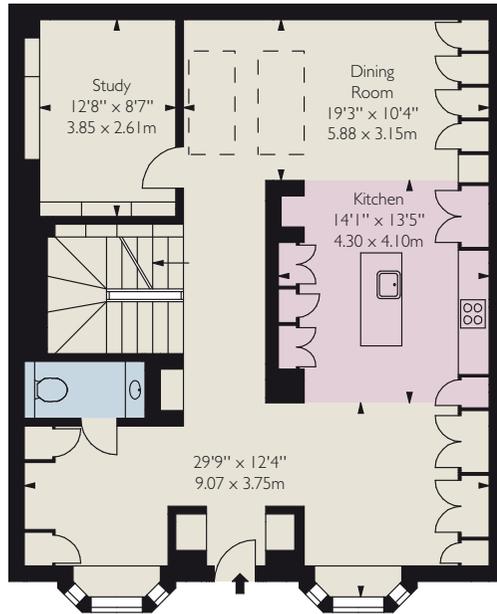
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	71	74
21-38	F		
1-20	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

Key:
 CH - Ceiling Height



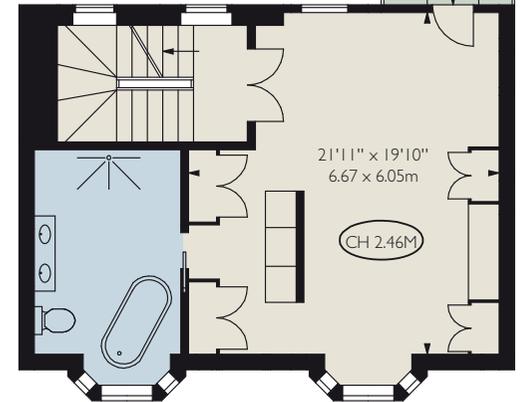
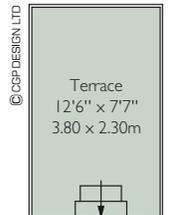
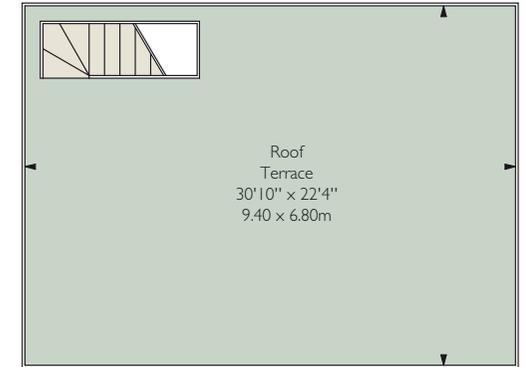
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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