



GODFREY STREET
LONDON, SW3

JOHN D WOOD & CO.

GODFREY STREET LONDON, SW3

This is a beautifully rebuilt house, finished with great attention to detail, and with an exacting specification. The accommodation is well balanced with fantastic reception space, which enjoys the full width (over 26 feet, or nearly 8 meters) of both the ground and first floors, whilst the main bedroom suite covers the entire top floor, with access to a private roof terrace. This is supplemented by two further generous bedroom suites.

Godfrey Street is the charming, secluded street well known for delightful period houses in many colours, which adjoins Chelsea Green, with a comprehensive range of essential shops and excellent local amenities.

3 bedrooms, 2 bathrooms en suite, shower room en suite, drawing room, kitchen/dining room, cloakroom, roof terrace

SPECIFICATION

Kitchen: Bespoke designed and built Italian kitchen

Miele appliances throughout: 900mm flush gas hob, 900mm oven, steam oven, combi-microwave, coffee machine and dishwasher. Gaggenau full height fridge freezer (750mm width). Plumbing and services under sink for boiling water tap and food macerator if required

Granite worktops with glass splash backs.

Wine cooler:

Flooring: Limestone entrance hall.

Wide plank Oak flooring.

Carpets in all bedrooms.

Joinery: Bespoke fitted joinery units in all dressing rooms.

Bespoke fitted library units in drawing room.

Bespoke cloak and shoe storage in entrance hall.

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 and sliding rail.

Stylish sanitary ware, vanity units and back lit mirrors throughout.

Marble clad floor and walls in the master bathroom, and limestone for all other bathrooms.

Terrace: Lighting on terrace.

Lighting/Electrical: Philips Dyalite 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.

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.

Built-in 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..





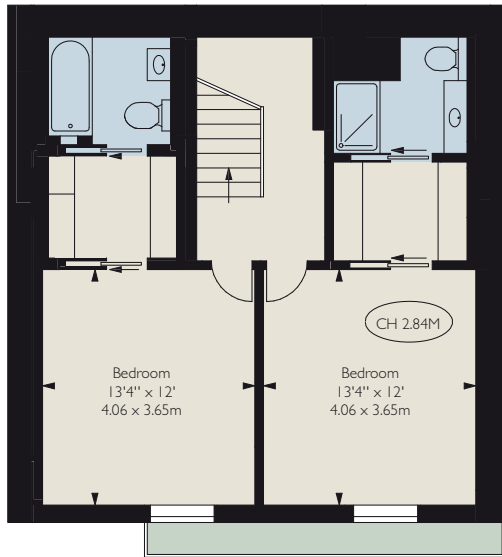
FREEHOLD
 Guide Price £7,500,000
 Subject to contract

Local Authority: The Royal Borough
 of Kensington and Chelsea

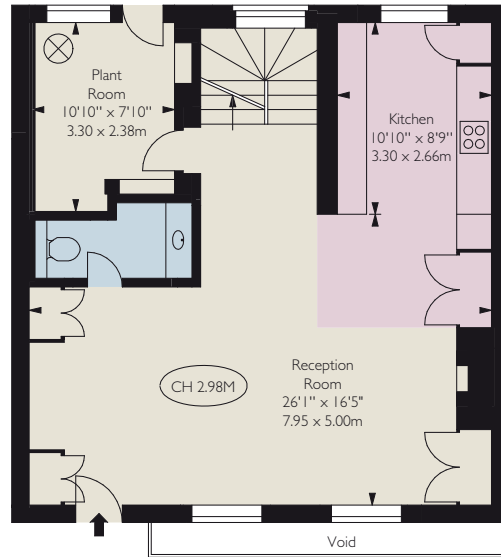
Approximate Gross Internal Area:
 2,564 sq ft / 238.20 sq m

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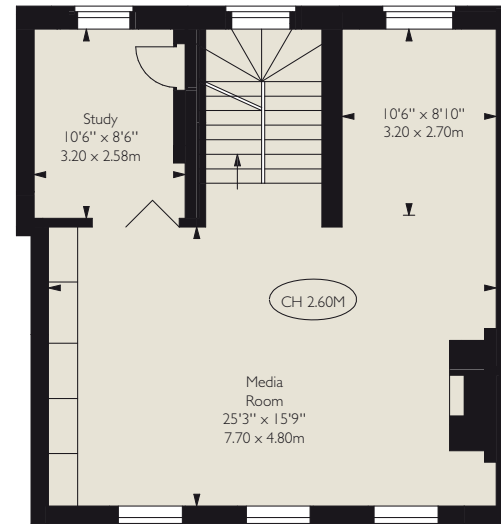
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient – higher running costs			
England & Wales		72	77
		EU Directive 2002/91/EC	



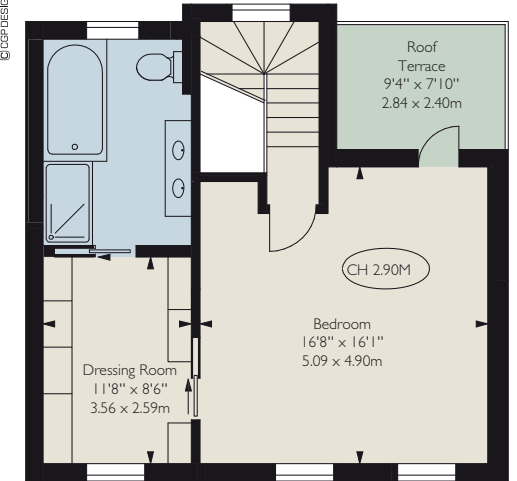
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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