

9 WALPOLE STREET, CHELSEA SW3



## WALPOLE STREET SW3

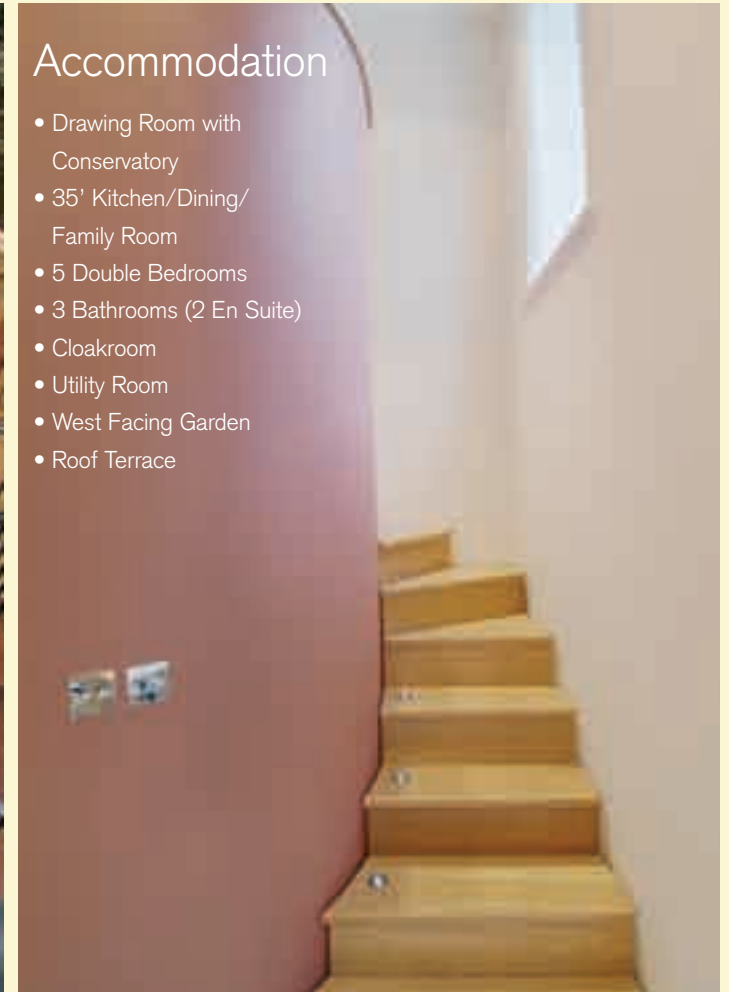
An exceptional, interior designed, period house which has been cleverly rearranged to provide excellent family living with a west facing garden and an attractive roof terrace.

The property is situated just south of the King's Road and close to Sloane Square. (2,798 sq ft / 259 sq m).



### Accommodation

- Drawing Room with Conservatory
- 35' Kitchen/Dining/Family Room
- 5 Double Bedrooms
- 3 Bathrooms (2 En Suite)
- Cloakroom
- Utility Room
- West Facing Garden
- Roof Terrace





## Specification

### KITCHEN

- Nicholas Anthony 'European' Kitchen
- Siemens Aluminium oven
- Siemens Aluminium Multi Function Microwave
- Siemens 80cm ceramic Induction Hob
- Siemens 900 Extractor
- Siemens "American" Fridge freezer
- Siemens Intergrated Dishwasher
- Blanco sink
- Blanco tap with pull out spray
- 60mm Zodiac White alabaster Worktops

### WIRING & ELECTRICS

- Link access alarm system
- PIR Infra red devices
- Panic buttons to front door and master bedroom
- Panasonic 2 + 8 switchboard
- Cat 6 cabling throughout
- Home computer network possible
- Door intercom
- Wiring loom for Plasma TV, Tuner etc
- Built in ceiling speakers in principal rooms

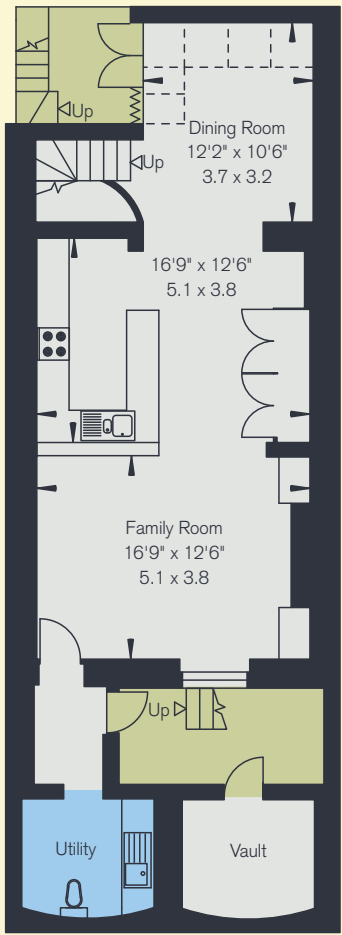
### PLUMBING AND HEATING

- Keston condenser energy efficient Boiler
- Megaflo pressurised system throughout
- Underfloor electric thermostatic heating to Kitchen and Master bathroom
- NICEIC certificated rewire
- Corgi certificated gas installation
- Air conditioning to Master Bedroom

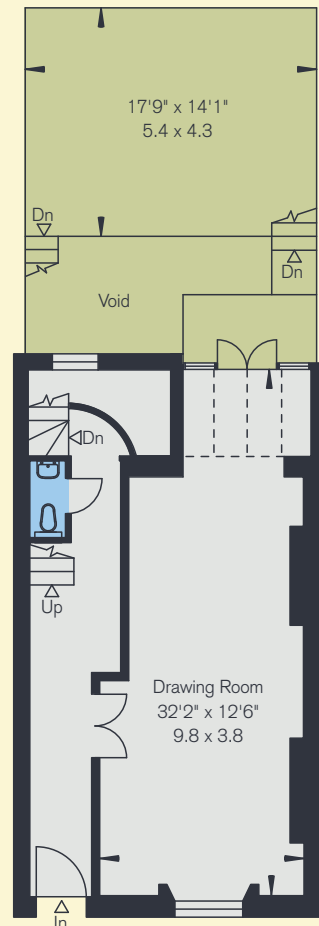
### FINISHES

- Oak doors to ground floor and Master Bedroom
- Entrance Hall and Drawing Room floor in solid European oak

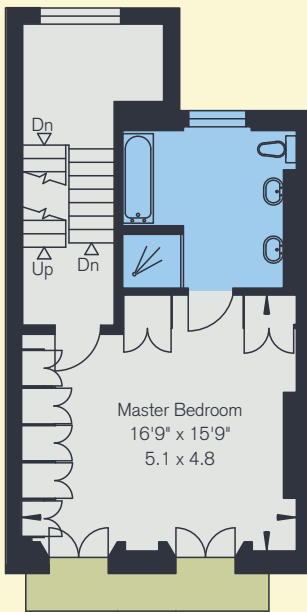




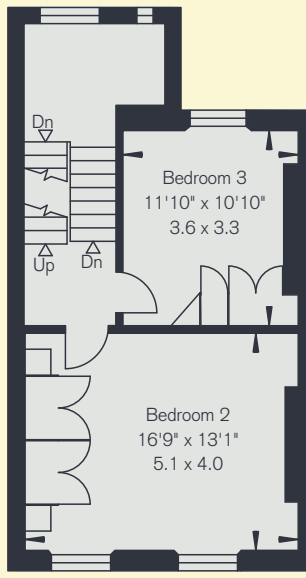
Lower ground floor



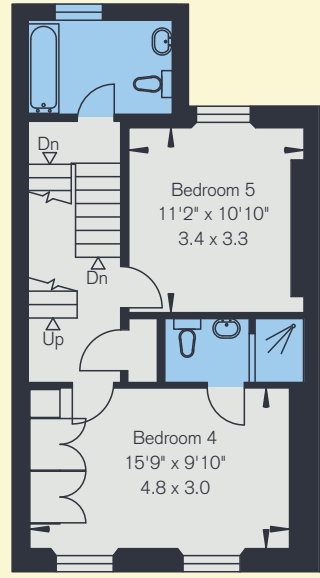
Ground floor



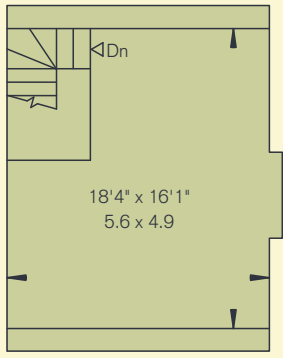
First floor



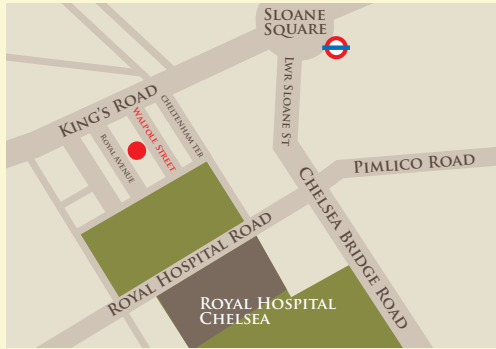
Second floor



Third floor



Roof terrace



# FRIEND & FALCKE

ESTATE AGENTS VALUERS & PROPERTY CONSULTANTS

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Approx. Gross Internal Area excluding Vault = 259 sq metres- 2798 sq feet

**FREEHOLD £3,350,000**

NB: We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. February 2006.

LW/3467 PHOTOGRAPHY & BROCHURE BY CGP DESIGN 020 7222 7222

## ASHDOWN MARKS

ESTATE AGENTS

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