

Lamont Road

Chelsea SW10



Lamont Road

Chelsea SW10

Freehold

£3,900,000

The Royal Borough of Kensington
and Chelsea

- 3 to 4 bedrooms
- 3 reception rooms
- 3 bathrooms
- Patio/terrace
- Balcony
- 2,428 approx sq ft
- EPC D

A beautifully presented house in Chelsea with excellent garden views to the rear and impressive living space that spans three floors.

Perfect for entertaining, the first floor drawing room has floor to ceiling south facing windows, as well as a superb interconnecting kitchen/dining room on the raised ground floor.

There are currently three double bedrooms; including a spacious master suite. However, a fourth bedroom could easily be created, either by sacrificing the bathroom at the half landing level or form part of one of the reception rooms.





The lower ground floor is currently arranged as a charming self-contained apartment which is ideal for guests or older children. At the rear is a beautiful, extremely private and secluded garden that also boasts lemon trees.

The house is perfect for family living and entertaining and benefits from having underfloor heating, double glazing, Lutron lighting, Cat 5 cabling and Sonos sound system within the entire property. There is also air conditioning in the top floor master bedroom and recently installed audiovisual cinema system in the lower ground floor, as well as lighting in the garden.

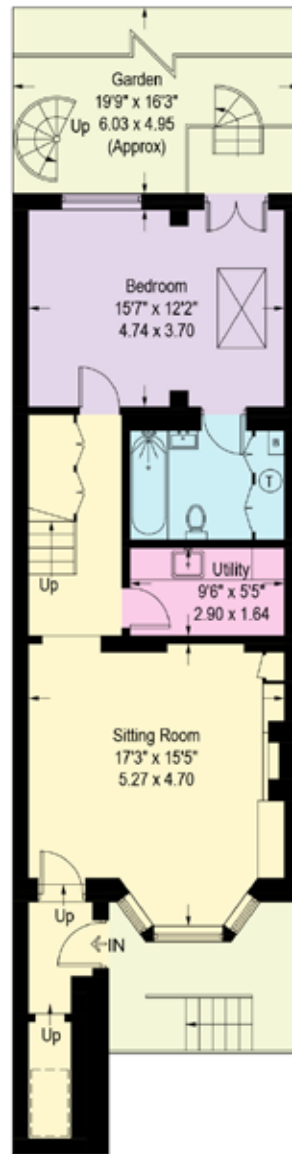
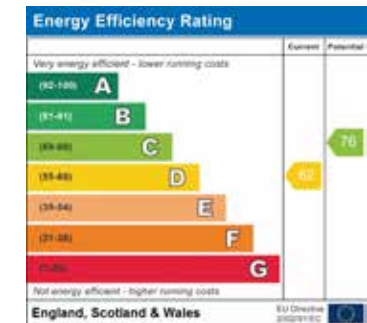
Lamont Road is situated within the Ten Acre Estate and is within close proximity to the many shops and restaurants that the local area has to offer. The King's Road and Fulham Road are serviced by regular bus services to the West End, while South Kensington (Circle, District and Piccadilly lines) and Fulham Broadway (Circle and District lines) Underground Stations are both 1 mile away (all distances given are approximate).



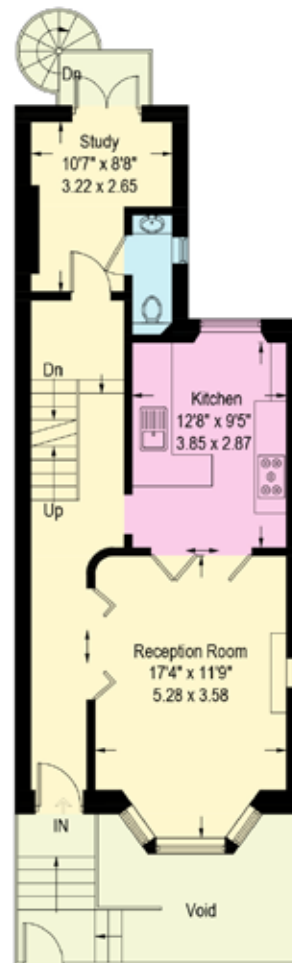
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

Approximate Gross Internal Floor Area
 224.6 sq m / 2,417 sq ft (Excluding Reduced Headroom / Excluding Void)
 Reduced Headroom = 1 sq m / 11 sq ft
 Total = 225.6 sq m / 2,428 sq ft

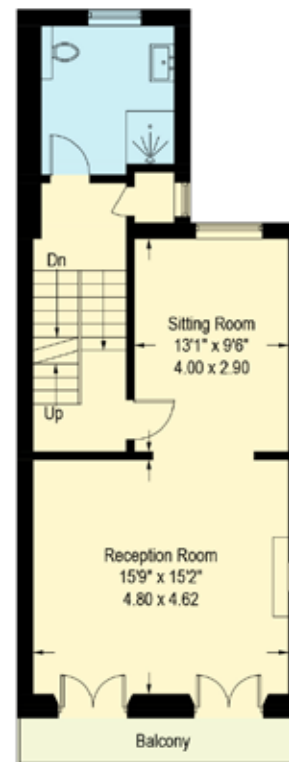
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars



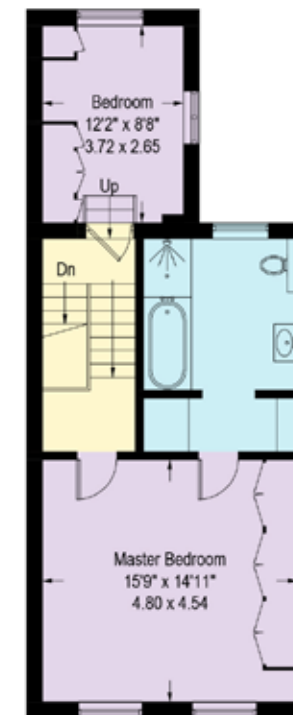
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor





Savills Chelsea

020 7578 9000

196-200 Fulham Road, London SW10 9PN



Knight Frank Chelsea

020 7349 4300

352a Kings Road, Chelsea, London SW3 5UU