



# Tregunter Road

CHELSEA SW10



## A rare opportunity to refurbish and extend an exceptionally wide semi-detached house and create a spectacular family home

This superb semi-detached freehold Chelsea home is located on the north side of Tregunter Road, a beautiful tree-lined street that is known to be one of the most prestigious addresses in Chelsea. The exceptional width of the property provides rooms of excellent proportions and benefits from up to 3.4m high ceilings throughout the main reception rooms.

There are five large reception rooms, eight bedrooms, two dressing rooms and six bathrooms. The house also benefits from two balconies and a very generous 70ft secluded rear garden which provides a wonderful green outlook and ideal entertaining space.

This property totalling 4,495 square feet of gross internal area offers a unique opportunity to create a beautiful and spacious family home with separate staff accommodation or home office on the lower ground floor.

Should someone desire, there is also the option to significantly extend the property at any time in the future by adding a basement underneath the entire house and garden through planning permission (PP/13/06848) which has been granted in perpetuity.

The residents are also eligible to apply for on street parking permits allowing parking in all residential areas of The Royal Borough of Kensington and Chelsea.

There may also be an opportunity to create off-street parking at the front of the house as others have done in Tregunter road, subject to the necessary consents being obtained.







## Location

Tregunter Road is known to be one of the most prestigious streets in Chelsea and is in the heart of the Boltons Conservation Area. It is very well located for all the major primary, prep and secondary schools in the area such as Bousfield, Garden House, Thomas's and Francis Holland School. The street is principally made up of grand family houses and located adjacent to the Boltons Church gardens, The Little Boltons and The Boltons. The location also affords easy access to the M4, M3 and Heathrow airport and the world famous restaurants and shopping that Kings Road and central London has to offer.

- 8 Bedrooms
- 6 Bathrooms
- 4 Reception rooms
- Kitchen
- Garden
- 2 Balconies
- Semi-detached

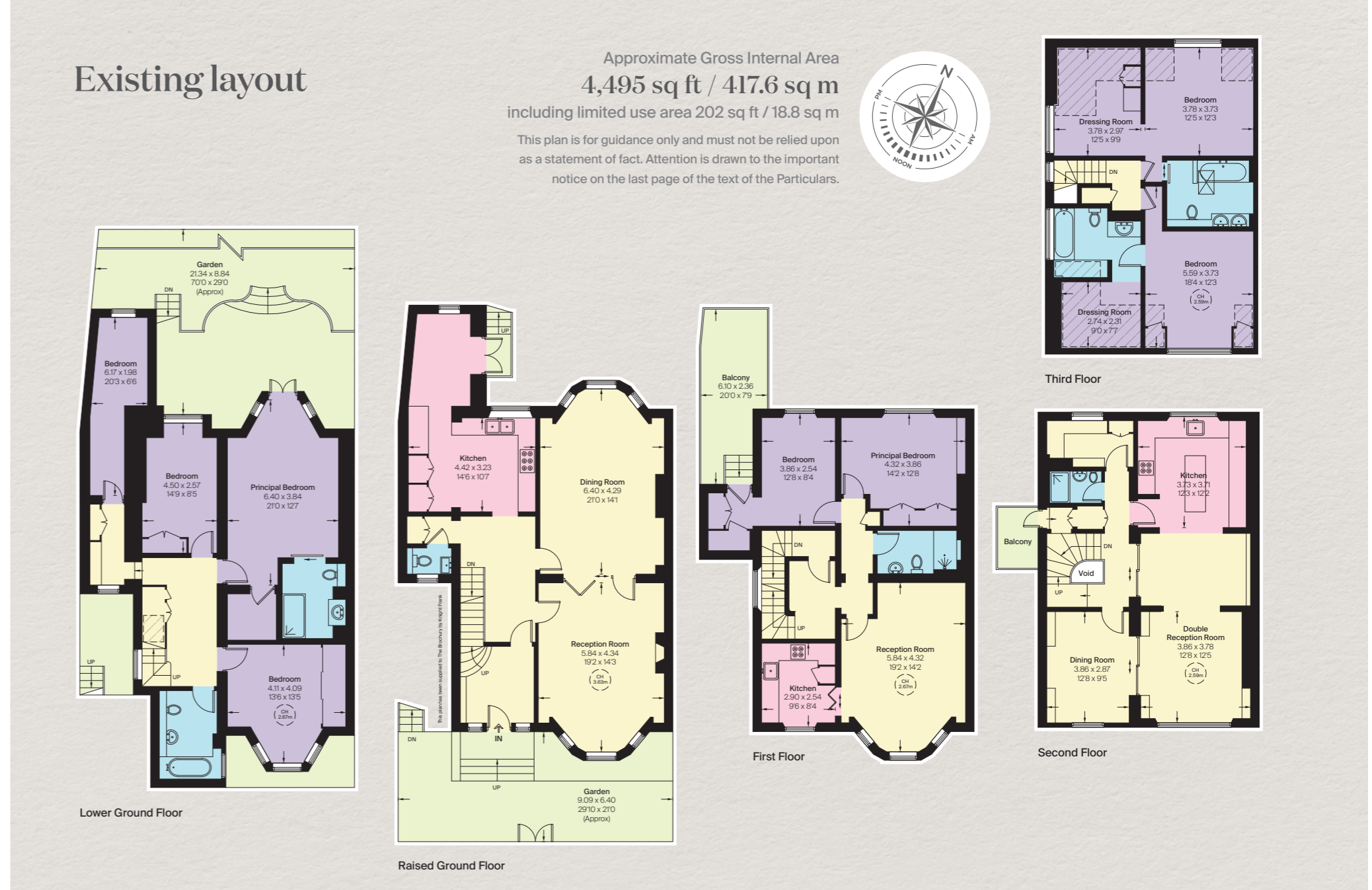
<b>Tenure</b>	<b>Guide Price</b>
Freehold	£8,950,000

**Local Authority**  
Royal Borough of Kensington & Chelsea

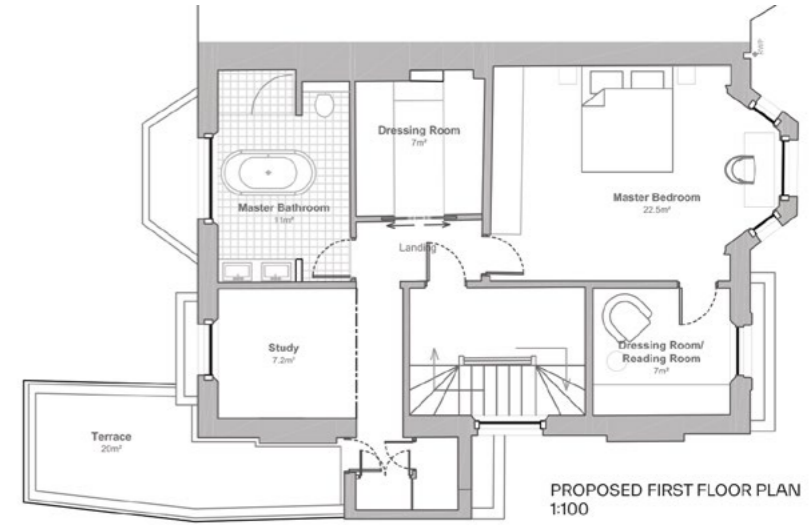
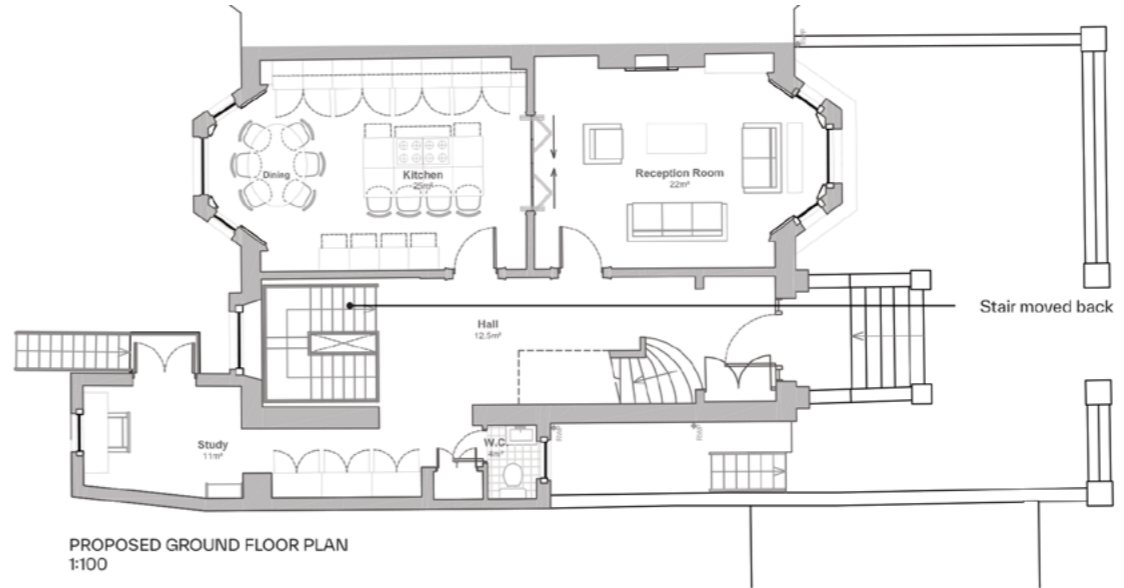
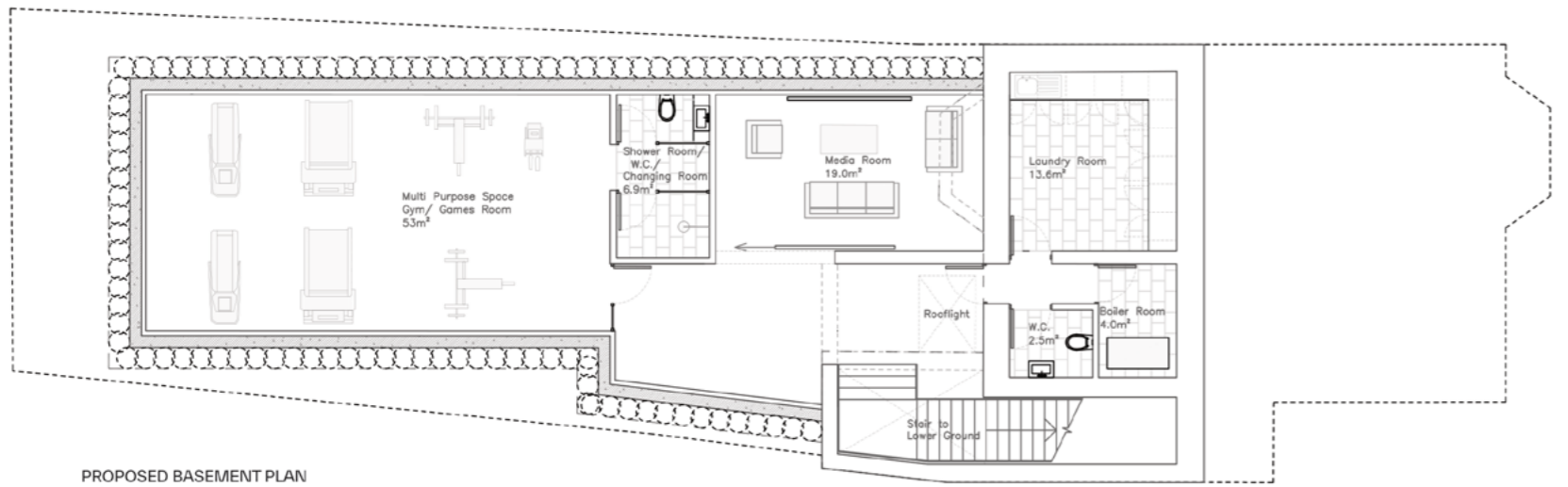
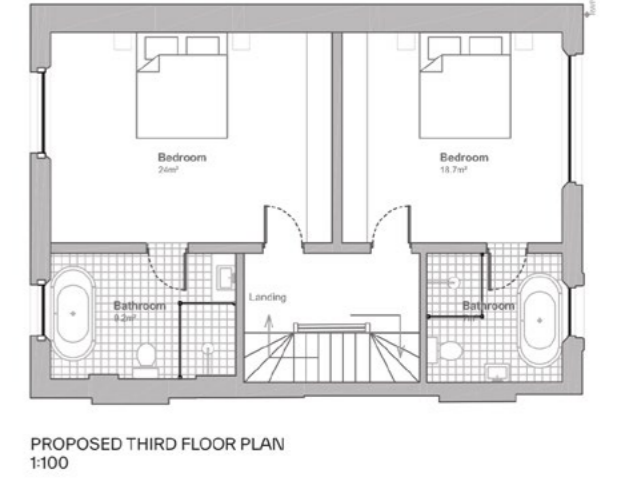
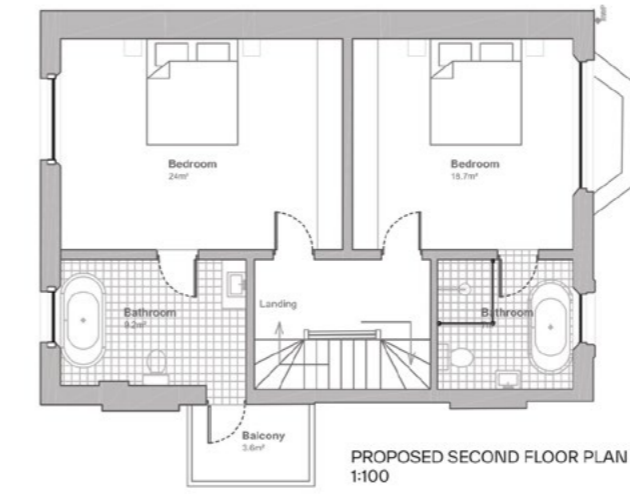
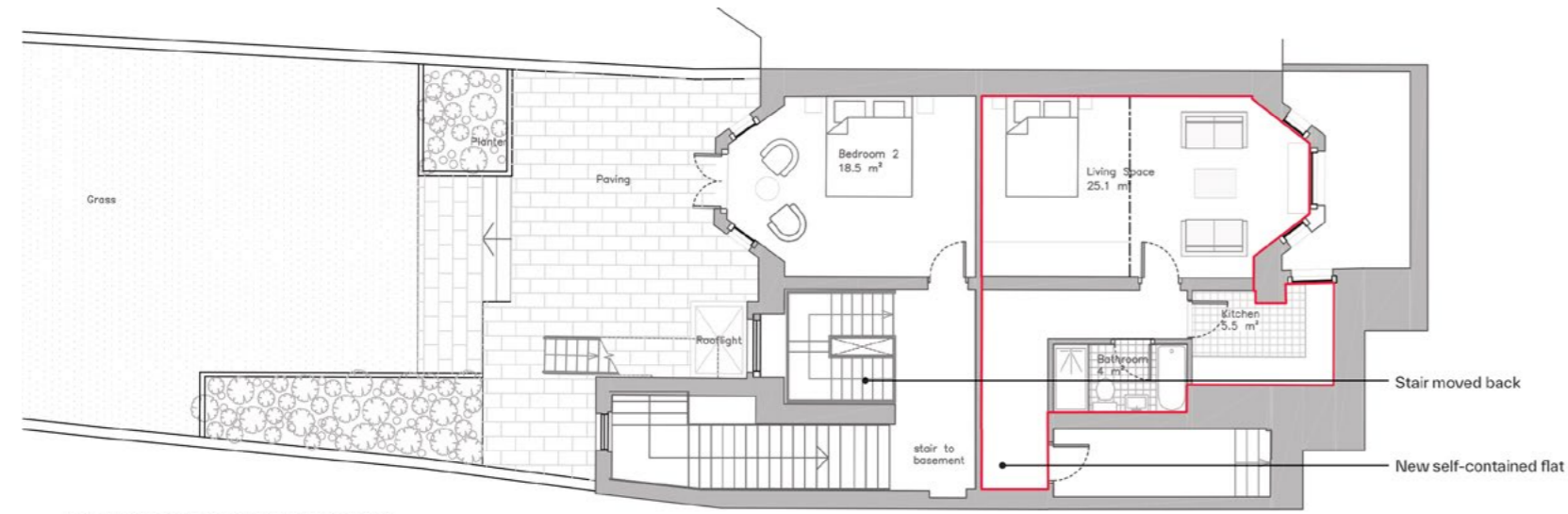
<b>Council Tax</b>	<b>EPC</b>
Band H	Rating C







# Proposed layout



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Particulars dated September 2023. Photographs and videos dated September 2023.**

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