

ST LUKE'S HOUSE

ST LUKE'S STREET
CHELSEA SW3



ST LUKE'S HOUSE IS A BEAUTIFUL, WIDE AND IMPOSING
NEWLY-BUILT HOUSE QUIETLY SITUATED ON
ST LUKE'S STREET, CHELSEA. THE PROPERTY PRESENTS
A RARE OPPORTUNITY TO OWN A DETACHED,
TURN-KEY HOME IN THE HEART OF CHELSEA.



St Luke's House stands detached from its neighbouring houses and sits at the southern end of St Luke's Street, offering an exceptionally light and unusual property of excellent proportions. Having been entirely newly re-built, the property has been impeccably designed and meticulously planned to afford every comfort and luxury in a seamless and subtle manner.

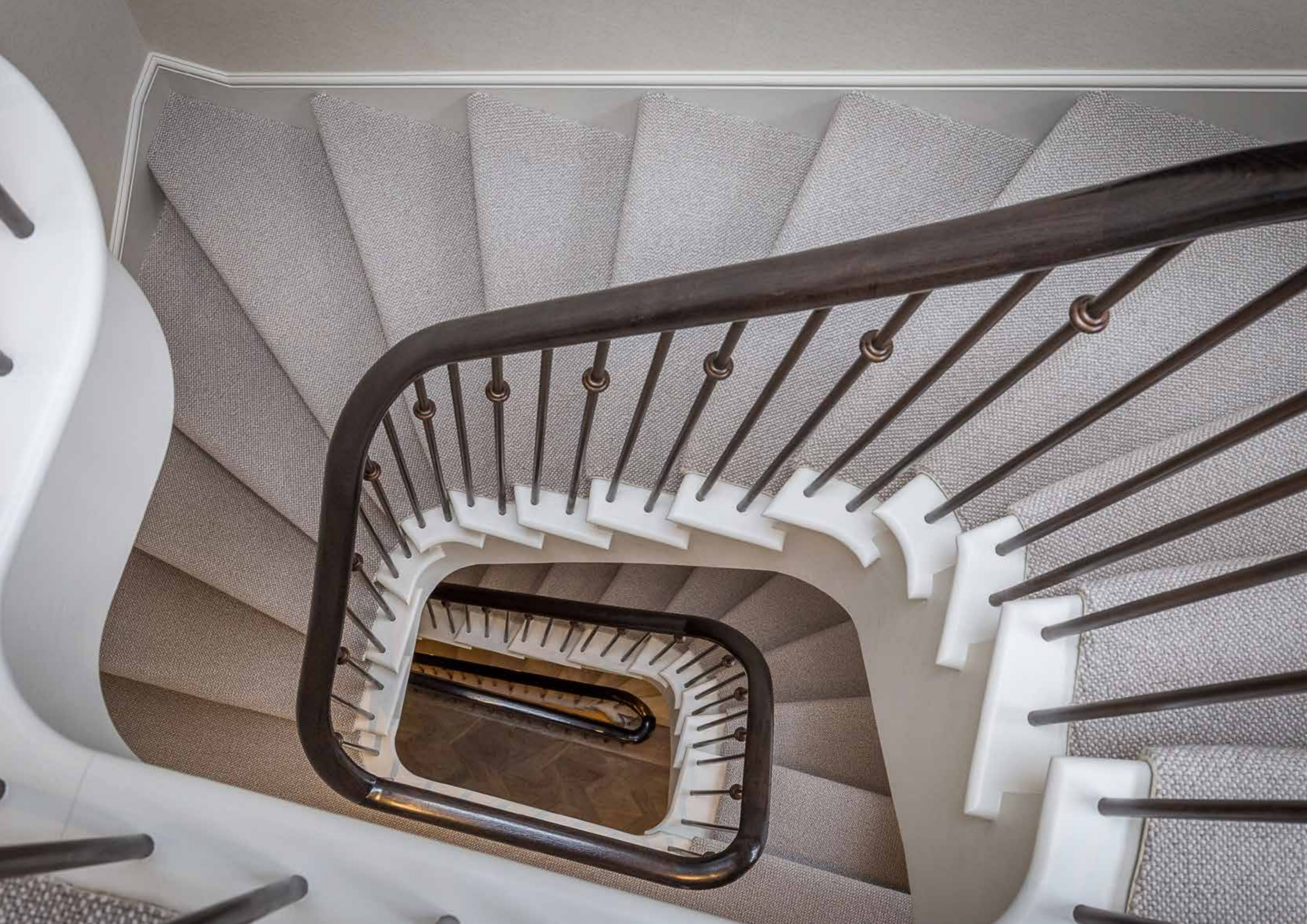


























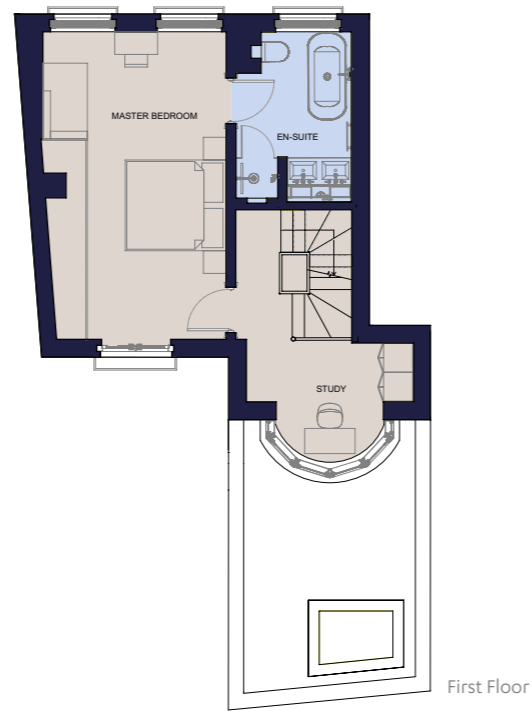




Ground Floor

GROUND FLOOR

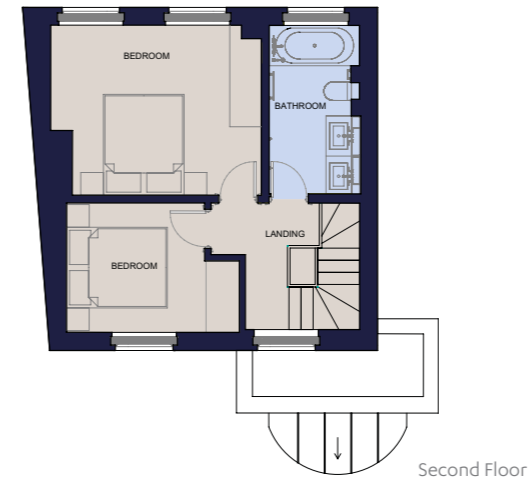
Gross Internal Area	650 sq ft	60 sq m
Reception/Drawing Room	20'01 x 12'46	6.10m x 3.80m
Entrance	19'02 x 7'05	5.80m x 2.15m
Garden	23'26 x 10'99	7.09m x 3.35m



First Floor

FIRST FLOOR

Gross Internal Area	478 sq ft	44 sq m
Master Bedroom	11'81 x 20'01	3.60m x 6.10m
En-Suite	10'82 x 7'54	3.30m x 2.30m



Second Floor

SECOND FLOOR

Gross Internal Area	407 sq ft	38 sq m
Bedroom	13'77 x 11'15	4.20m x 3.40m
Bedroom	8'36 x 11'15	2.55m x 3.40m
Bathroom	5'90 x 10'99	1.80m x 3.35m



Basement (Including Storage Area)

1,084 sq ft | 101 sq m

Lower Ground Floor

929 sq ft | 86 sq m

Ground Floor (Including Garage)

795 sq ft | 74 sq m

First Floor

478 sq ft | 44 sq m

Second Floor

407 sq ft | 38 sq m

Total Gross Internal Area

3,693 sq ft | 343 sq m

Garden Area (including lightwells)

350 sq ft | 33 sq m

Grand Total

4,043 sq ft | 376 sq m



Basement

BASEMENT

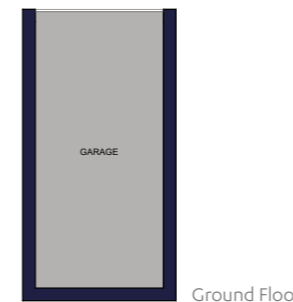
Gross Internal Area	999 sq ft	93 sq m
Storage Area	85 sq ft	8 sq m
Plant Room	10'66 x 7'54	3.25m x 2.30m
Wellness Room	13'78 x 8'53	4.20m x 2.60m
WC	5'74 x 3'28	1.75m x 1.00m
Entertainment Room	19'35 x 14'44	5.90m x 4.40m



Lower Ground Floor

LOWER GROUND FLOOR

Gross Internal Area	929 sq ft	86 sq m
Bedroom	15'09 x 12'46	4.60m x 3.80m
Kitchen	17'22 x 10'49	5.25m x 3.20m
Dining Room	20'99 x 10'66	6.40m x 3.25m
Courtyard	8'36 x 3'60	2.55m x 1.10m

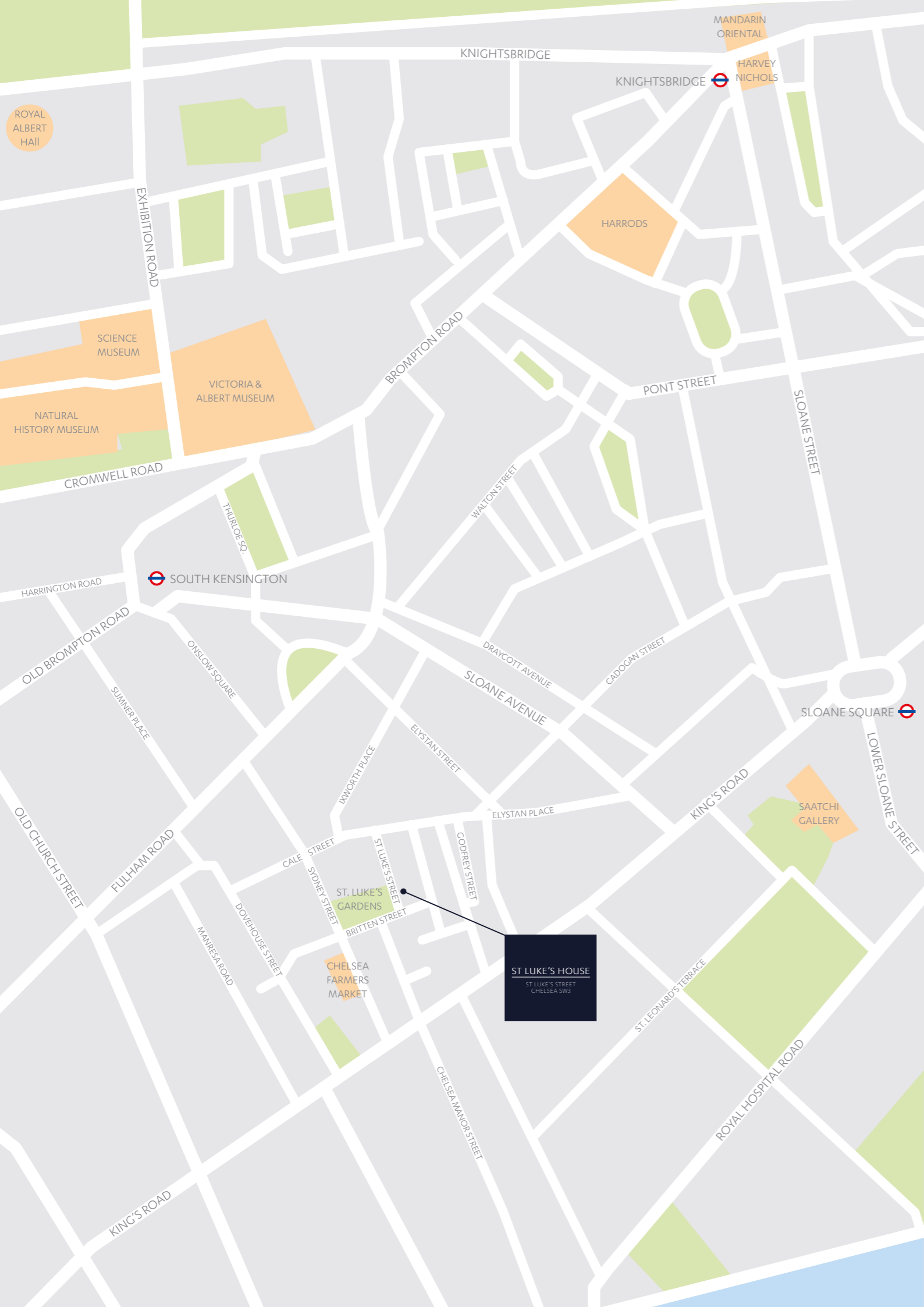


Ground Floor

GROUND FLOOR

Gross Internal Area	145 sq ft	14 sq m
Garage	8'33 x 17'32	2.54m x 5.28m





LOCATION

St Luke's Street is a quiet and pretty residential street located immediately to the East of St Luke's Church and Gardens and enjoys immediate and very convenient access to the internationally renowned shopping and restaurants of the Kings Road and Fulham Road along with Walton Street and Sloane Street.

The house also benefits from the green and leafy village atmosphere of Chelsea Green and Chelsea Farmer's Market. Both Sloane Square and South Kensington Underground stations are within walking distance of the house.



SPECIFICATION

INTERIOR DESIGN

- | The Entrance Hall displays hand painted Fromental wallpaper with Calacatta Oro marble flooring.
- | The Drawing Room has a Queen Anne Bolection fireplace in Italian Arabescato marble and mansion weave parquet flooring.
- | The Study has bespoke joinery to house coats, books and a drinks cupboard. The desk area has a bronze fretwork sliding screen and a leather wrapped studded TV wall.
- | Large French doors create an extension out from the Drawing room and the Study to the Courtyard. The Courtyard is floor clad in Hermes beige limestone providing outdoor seating.
- | The Entertainment Room has wallpaper paneling that assists with acoustics as well as design, bespoke joinery and a bar with fabric inserts. There is a custom-made William Bentley Billiard table.
- | Bespoke feature chandeliers and pendants to all formal areas.
- | Bathrooms all clad in marble throughout (Master – Calacatta Oro, Second Floor – Carrara Bianco, Lower Ground Floor – Light Grey Emperador). Water Monopoly bathroom fittings throughout all bathrooms, including Carp and Lye Rock crystal fittings to Master Bathroom.
- | Each Bedroom is distinctively designed with bespoke headboards, bed bases and bed linen to accent each of the rooms with custom designed bedside tables and joinery.
- | A bespoke Mulberry Smallbone Kitchen with Ann Sacks tiles. This also includes a Calacatta Oro marble topped breakfast island, mirror backed cupboards, rose gold accents on handles and fully integrated Gaggenau appliances throughout.

- | Bespoke joinery throughout the property, including leather wrapped wardrobes and cupboards, with nickel and bronze inlay and hand crafted decorative handles.
- | Separate Linen and Utility Room with Miele Appliances.
- | A bespoke temperature controlled wine wall by Vinomagna with time mariner porthole instruments and digital LCD Controller.
- | A Wellness Room containing mirrored walls, parquet mansion weave flooring, reinforced ceiling and a steam shower, providing flexibility in use.
- | Hermes beige limestone flooring in the Kitchen and Common Areas.
- | All the furniture and soft furnishings across the house have been made bespoke for the property.
- | Interior Design and Architecture by award winning designer Juliette Byrne.

CURTAINS AND BLINDS

- | The windows in the property are furnished with various treatments which include bespoke curtains, blinds and plantation shutters.
- | The Drawing Room, Study and Master Bedroom have electric curtains and blinds.

LIGHTING

- | The lighting design has been designed by Sally Storey of John Cullen Lighting, who have provided all fittings to the property. The lighting is controlled by a KNX system throughout, providing balance and scene setting to downlights, wall lights, and bespoke chandeliers. Lighting is also provided to exterior spaces, wardrobe internals and other display joinery items.

AV

- | Building technology installation from Mosaic AV Ltd.

HEATING/AIR CONDITIONING

- | Simple, whole house control and integration of heating, air-conditioning, ventilation, lighting, shading and door entry using KNX.

ELECTRIC

- | Room keypads and door entry by GIRA, complete with touch screen controllers.
- | Future-ready hard wired network infrastructure throughout the property, with the potential to provide robust wi-fi and video distribution.
- | Free to air TV and Sky infrastructure in place ready for an incoming purchaser to activate.
- | Audio and Visual control by Control4, using an iOS/Android app, or optional remote control.
- | Whole house audio using the Origin Acoustics discrete in-ceiling speakers.
- | Panasonic TVs throughout.
- | Media Room with a TV and surround sound using a custom front speaker array by Triad, and invisible rear and entertaining area speakers by Amina.

SECURITY

- | NSI/NACOSS approved Texecom alarm system, with facility to provide remote monitoring. CCTV to the front and rear of the property. The two main entrances have steel lined Banham security doors and locks.



ACCOMMODATION

Entrance Hall | Formal Drawing Room | Study / Library
Kitchen and Dining Room | Master Bedroom Suite | Guest Bedroom Suite
Two Further Bedrooms | Bathroom | Family Entertainment Room
Wellness Room / Gym with Bathroom and Steam Room | Two Cloakrooms
Seasonal Store / Dressing Room | Laundry Room | Linen Storeroom | Plant Room
Separate Secure Garage | Lower Ground Floor Courtyard | Garden Courtyard

TERMS

Tenure Freehold

Garage Leasehold Approximately 18 years remaining

Local Authority Royal Borough of Kensington & Chelsea

Parking Royal Borough of Kensington & Chelsea

Gross Internal Area 3,693 sq ft | 343 sq m

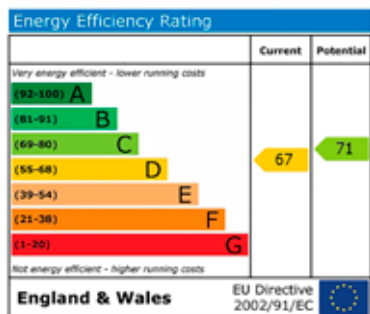
Total Plot Size 4,043 sq ft | 376 sq m

EPC D

Price On Application



Development by



**RUSSELL
SIMPSON**
5 Anderson Street, London SW3 3LU
020-7225 0277
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