



BLOMFIELD HOUSE

CHELSEA • SW3



INTRODUCTION

This beautiful freehold period house with retained front facade, has been stripped back to the brick work, meticulously planned and comprehensively rebuilt to exacting standards over a period of three years, using the highest specification of fixtures and fittings as well as the restoration of original features, making this a unique home of unparalleled quality. The property provides five floors of outstanding flexible and stylish family accommodation with both front and rear gardens, providing a total of 4,264 sq ft.





HARVEY NICHOLS

HARRODS

BROMPTON CROSS

PICCADILLY

TRAFALGAR SQUARE

BUCKINGHAM PALACE

BELGRAVIA

EATON SQUARE

BIG BEN & WESTMINSTER ABBEY

SLOANE SQUARE

DUKE OF YORK SQUARE

BURTON COURT

KING'S ROAD

CHELSEA GREEN

ST LUKE'S CHURCH

CHELSEA FARMERS MARKET

CHELSEA TOWN HALL

BATTERSEA POWER STATION



LOCATION

Jubilee Place is located in the heart of Chelsea, one of the most sought after neighbourhoods in London. The street leads from King's Road to Chelsea Green amongst the vast array of world famous restaurants, independent schools, designer shops and museums, as well as the delightful village atmosphere of the picturesque Green. The property is bordered by the King's Road to the South with Knightsbridge to the North commanding an exceptional location that underlines Chelsea's unique global attraction.



HISTORY

Jubilee Place was originally developed in 1809 during the 50th year of the reign of King George III. It was subsequently rebuilt and redesigned in 1935 (the Silver Jubilee Year of King George V) by Austin Blomfield after whom the house is named.

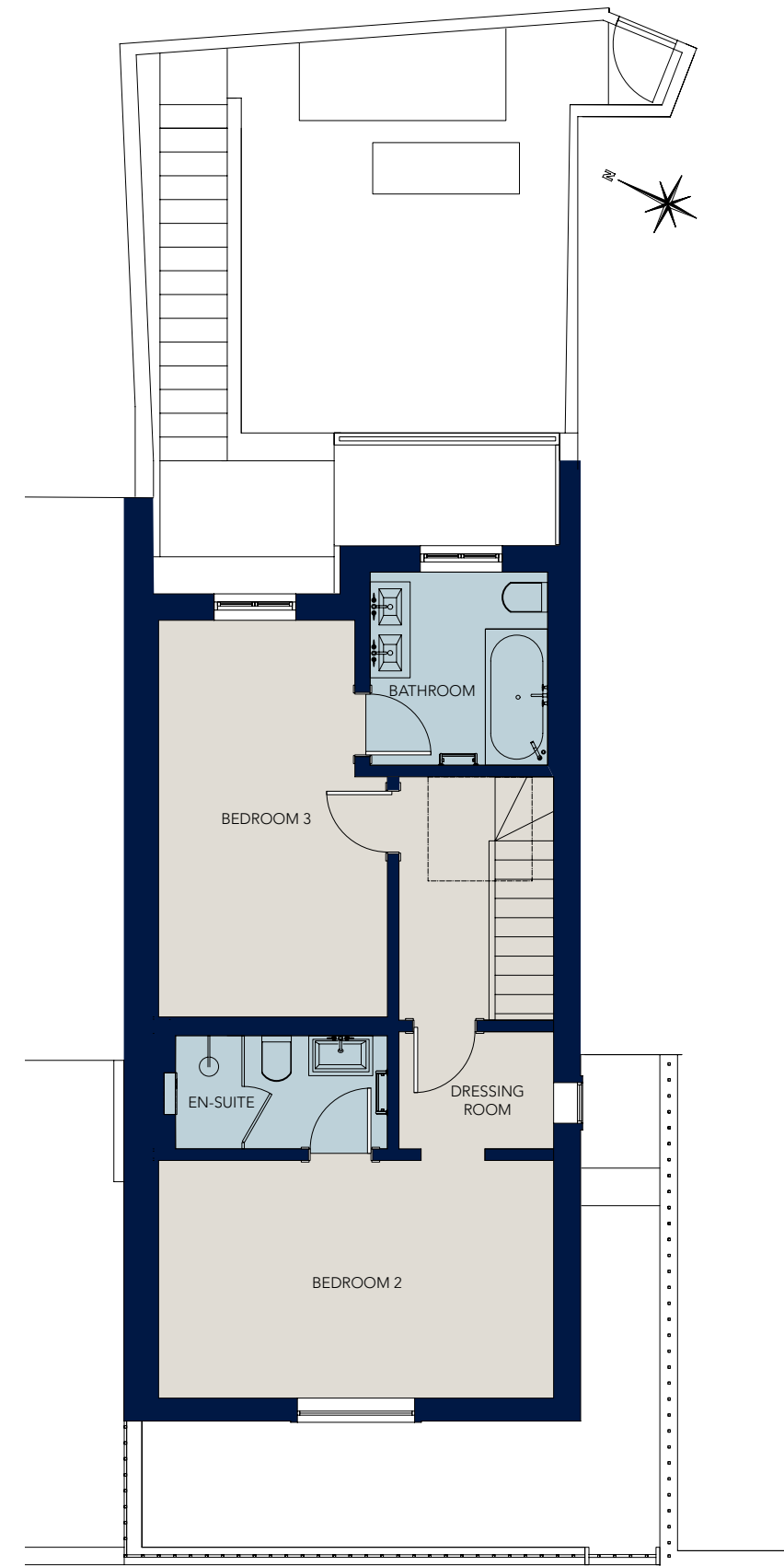


SECOND FLOOR

This floor is comprised of two beautifully furnished bedrooms, with en-suite bathrooms and lovely views to both the front and the rear garden of the property.



TOTAL gross area	584 sq ft	54 sq m
Bedroom 2	16'2" x 9'7"	4.94m x 2.97m
En-suite	8'6" x 4'7"	2.65m x 1.42m
Bedroom 3	16'2" x 9'3"	4.96m x 2.86m
Bathroom	7'2" x 7'9"	2.22m x 2.41m



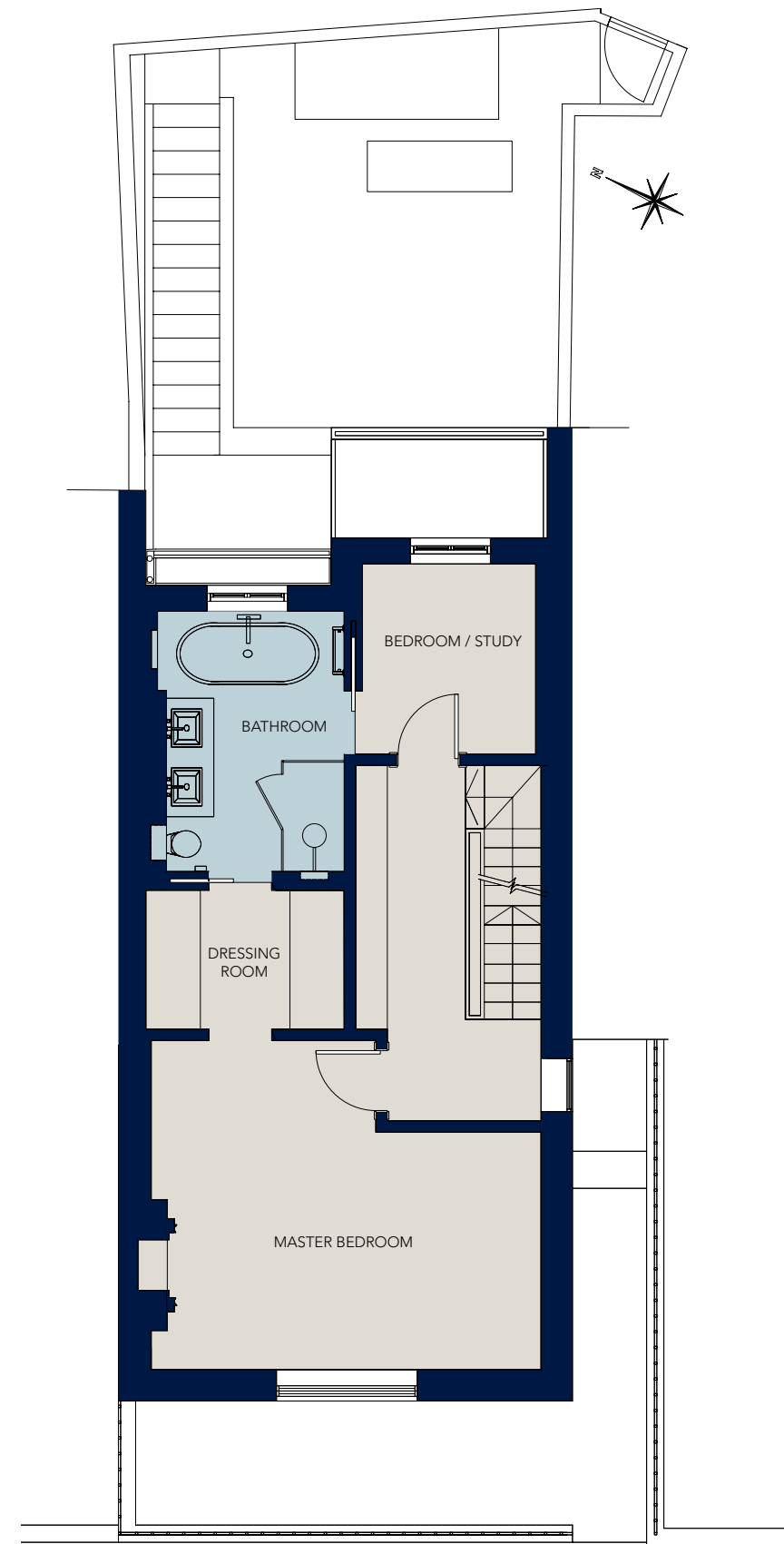


FIRST FLOOR

The immaculately designed master suite encompasses the entire first floor. It comprises a generous master bedroom, walk in wardrobe, bathroom and private study.



TOTAL gross area	568 sq ft	53 sq m
Master Bedroom	16'2" x 13'6"	4.94m x 4.17m
Bathroom	10'8" x 7'8"	3.3m x 2.37m
Bedroom / Study	7'9" x 7'2"	2.41m x 2.2m





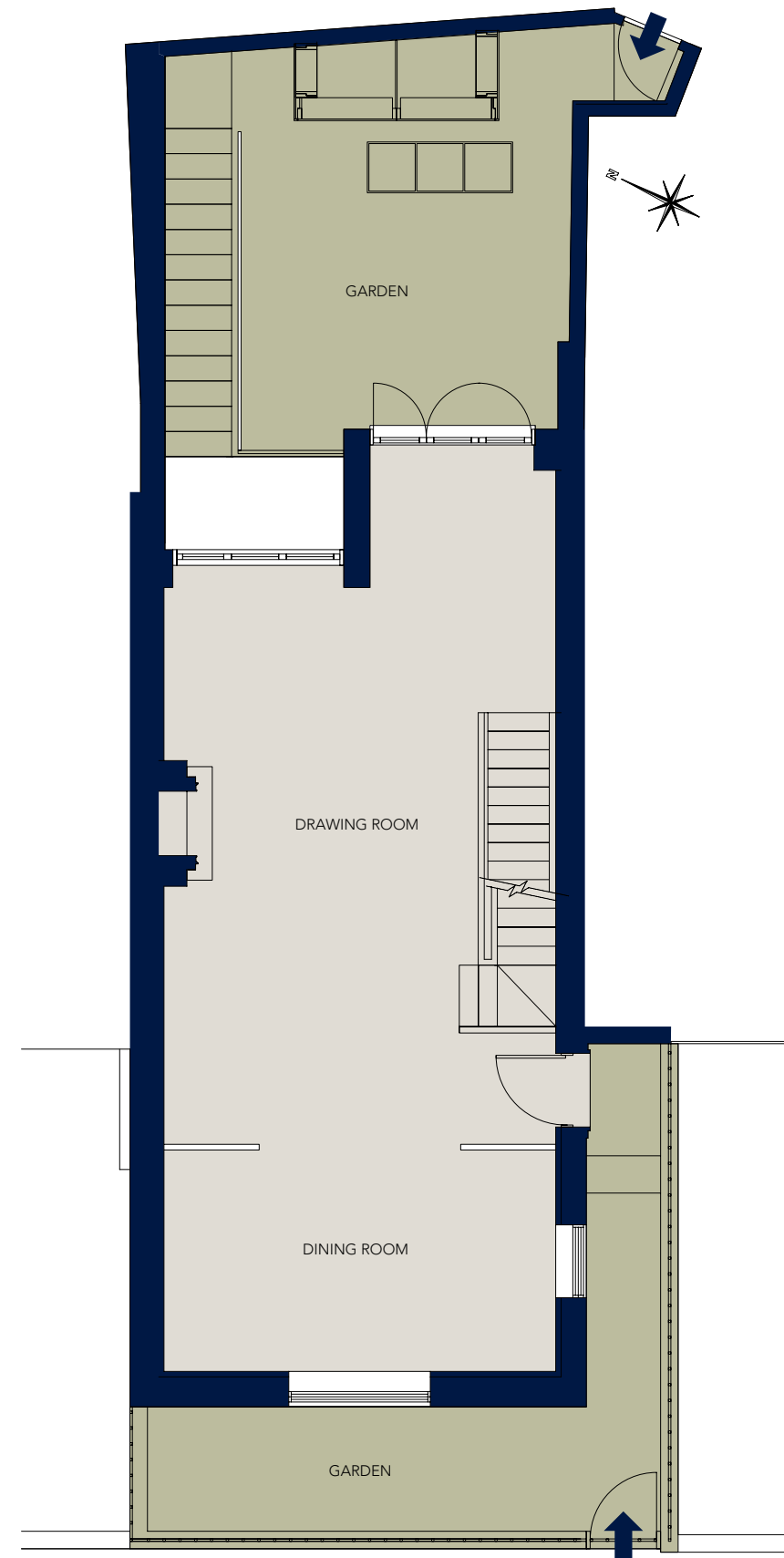
GROUND FLOOR

The ground floor provides an elegant drawing room and formal dining room which opens up into the garden.



Gross internal area	638 sq ft	59 sq m
Gross external area	512 sq ft	48 sq m
TOTAL gross area	1,150 sq ft	107 sq m

Dining Room	16'3" x 9'2"	4.94m x 2.79m
Drawing Room	28'9" x 16'3"	8.82m x 4.98m
Front Garden	21'2" x 20'2"	6.47m x 6.15m
Rear Garden	16'4" x 16'4"	5m x 5m





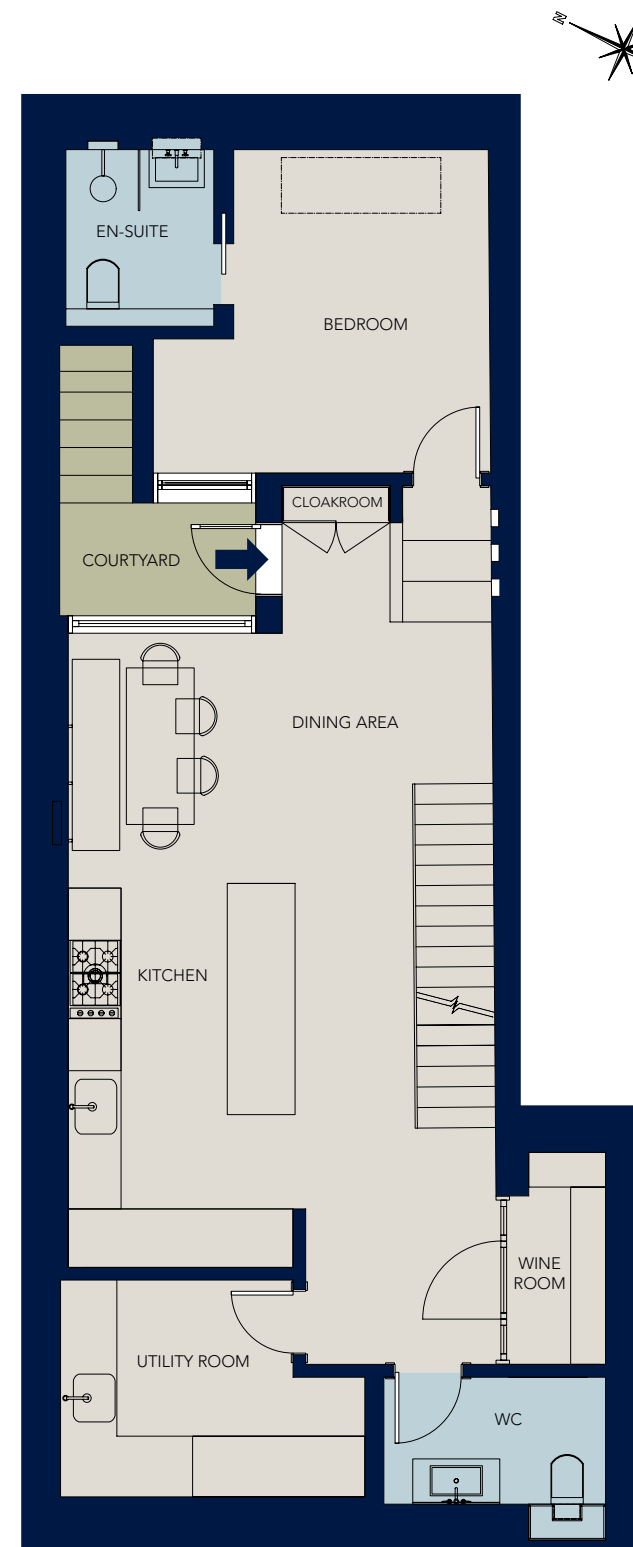
LOWER GROUND FLOOR

The lower ground floor comprises a kitchen and utility room and an informal dining area with access to the patio. To the front there is a separate wine room and guest cloak room and to the rear there is a bedroom with en-suite bathroom.



Gross internal area	939 sq ft	87 sq m
Gross external area	31.5 sq ft	2.93 sq m
TOTAL gross area	970.5 sq ft	89.93 sq m

WC	4'7" x 8'3"	1.46m x 2.55m
Utility Room	8' x 11'5"	2.46m x 3.5m
Kitchen / Dining Area	16' x 23'9"	4.88m x 7.29m
Bedroom / Bathroom	12'2" x 15'9"	3.72m x 4.86m



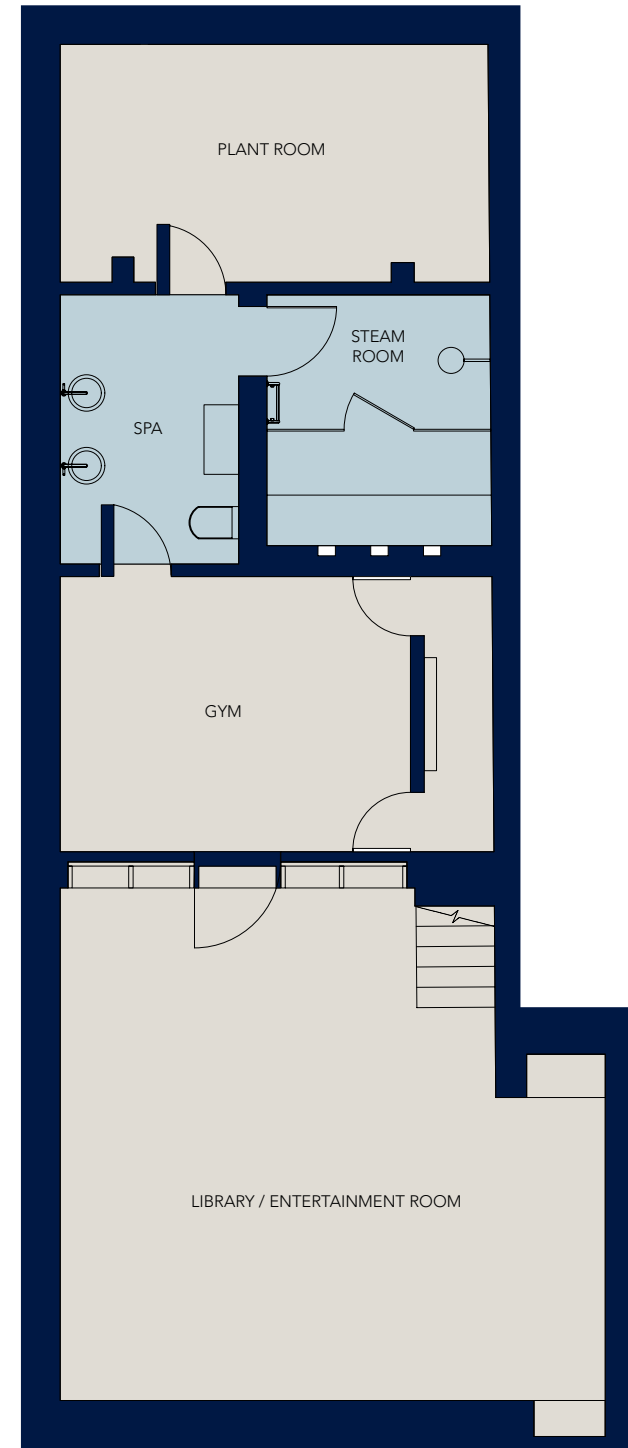


BASEMENT

As you enter the basement there is a spacious entertainment room and library leading on to a gym, spa and plant room.



TOTAL gross area	991 sq ft	92 sq m
Library / Entertainment Room	19'3" x 20'3"	5.9m x 6.2m
Gym	10'4" x 16'3"	3.16m x 4.98m
Spa	10'2" x 16'3"	3.1m x 4.98m
Plant Room	8'9" x 16'3"	2.74m x 4.98m





SPECIFICATION



BANHAM LOCKS



TEMPERATURE CONTROLLED WINE ROOM



GAZE BURVILL GARDEN FURNITURE



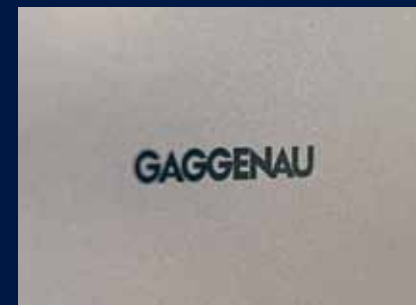
RAKO INTELLIGENT LIGHTING



WATER MONOPOLY BATHROOM FITTINGS



QUOOKER HOT TAP



GAGGENAU



TECHNOGYM



WATER MONOPOLY HANLEY BATH



BESPOKE JOINERY THROUGHOUT



CONTROL 4 AUDIO VISUAL DOOR ENTRY SYSTEM

KITCHEN

- Bespoke Bulthaup kitchen
- Fully integrated Gaggenau and Miele appliances
- Polished granite Caesarstone worktop
- Temperature controlled wine room
- Oak wall hung bench
- Bespoke Calacatta Oro marble table
- Quooker hot tap

UTILITY ROOM

- Bulthaup engineered utility furniture
- Miele washing appliances
- Gaggenau dishwasher
- Stone tiled flooring

GYM / SPA

- Walk in steam room
- Wet room
- Kinesis personal vision
- Group cycle
- Wellness ball
- Chrome dumbbell rack

AUDIO VISUAL

- Fully integrated Control 4 audio visual control system
- Bowers and Wilkins speakers throughout the house
- Samsung TVs throughout
- DVD, CD, hard drive storage, Apple TV
- iPod and iPad integration
- Sky+ preparation
- Wireless broadband throughout
- Cat 5 and 6 cabling throughout

LIGHTING

- Sally Storey / John Cullen designed lighting throughout
- RAKO intelligent lighting throughout with programmable mood settings
- 5 AMP sockets strategically located for free standing lamps to be connected and integrated into the lighting control system

COOLING, HEATING & VENTILATION

- Under floor heating throughout
- Comfort cooling throughout
- Individual zone controls and thermostats in each room

PLUMBING

- Mega flow pressurised water system
- High efficiency inverter driven by energy reduction
- Fully integrated sprinkler system throughout

SECURITY

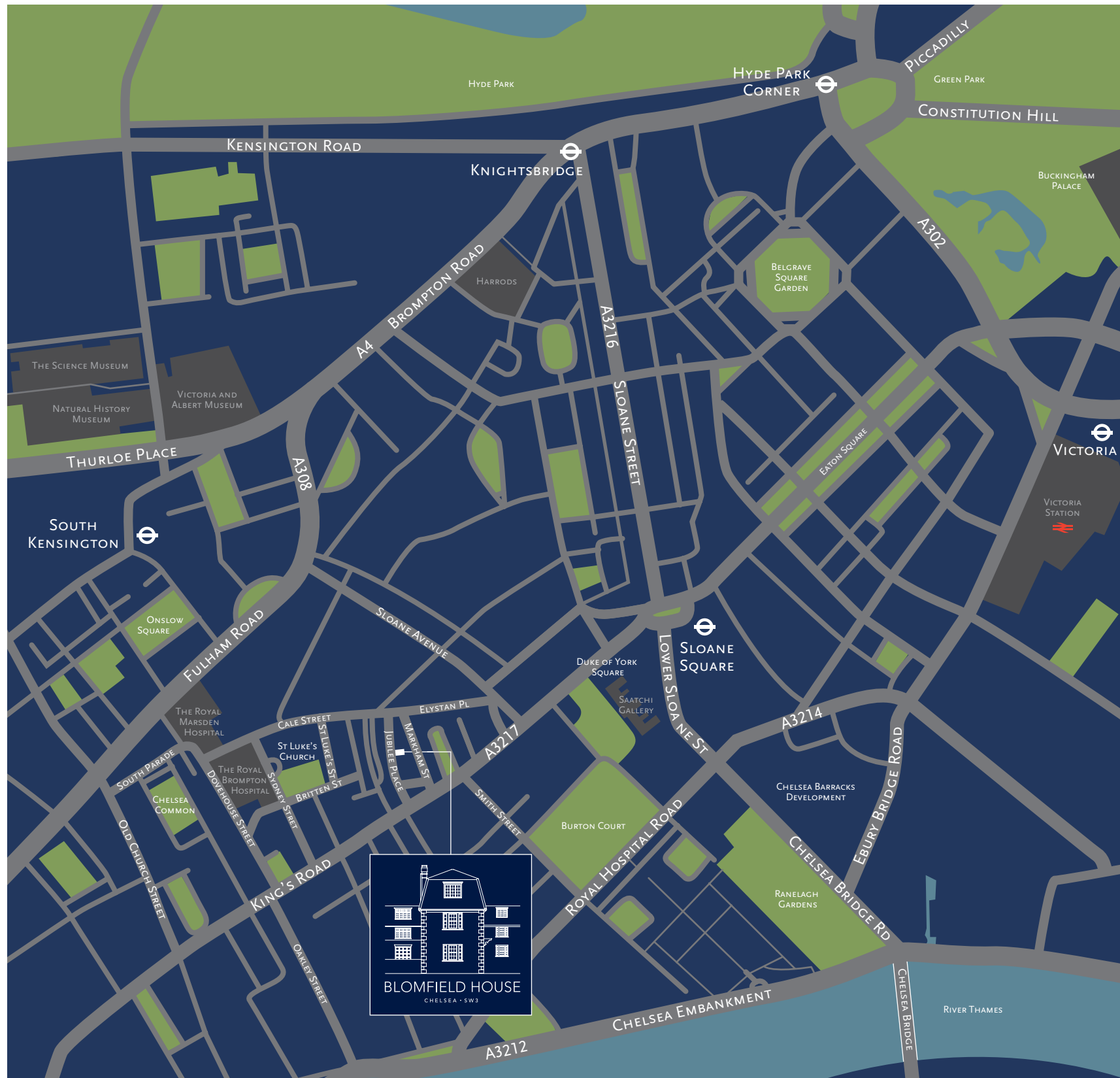
- Samsung CCTVs to front and rear - night & day, infrared
- Motion sensors to all principle areas
- Texecom alarm system with panic buttons
- Control4 door entry system
- Samsung SMT-193P monitors for viewing and playback
- Banham locks

CAR PARKING

- Two Royal Borough Kensington and Chelsea parking permits
- One secured parking space



CALACATTA ORO MARBLE WITH ROCK CRYSTAL TAPS



Seastar is a privately owned company that specialises in the creation of unique residential properties within prime central London.

Seastar's philosophy is to produce high quality properties that emit exclusivity, effortless elegance and luxury at competitive market prices. By using the best materials, fine craftsmanship and a meticulous attention to detail, Seastar create inspiring properties that push the boundaries of excellence and innovation, combining functionality and opulence.

Seastar has recently won the London Evening Standard New Homes Awards 2014 Best London Residential Conversion for 353 The Strand.

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JOHN D WOOD & CO.

020 7352 1484
 chelsea@johndwood.co.uk
 www.johndwood.co.uk

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 Price £11,000,000 subject to contract.

Please note: These particulars are not considered to be a formal offer and are only intended to provide an overview of the properties at Blomfield House. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Total areas provided are gross and calculated using the RICS measuring practice. Floor plans are not to scale. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. June 2014.

