







A beautifully presented 5 bedroom family house with a private 37ft landscaped garden positioned in this highly sought-after location in the Ten Acre Estate.











The impressive reception space is arranged over the raised ground floor and is perfect for entertaining. There is a formal drawing room at the front of the property and a secondary reception room/snug at the rear with contemporary doors leading onto a balcony with steps onto the immaculate garden. There is also a well-proportioned separate study on this floor allowing the perfect set up for working from home.

On the lower ground floor there is an impressive open plan kitchen, dining room and informal reception area which makes for perfect family living. There is a bespoke Roundhouse kitchen which is of a classic and timeless finish with a wonderful dining room with fantastic glass doors leading out onto the private landscaped paved garden with a gas fire pit. At the front of the property, on the lower ground floor, is a good-sized double bedroom with an ensuite shower room, a central plant room and a generous utility space.

The first floor houses the notable master suite. With wonderful floor to ceiling doors leading onto a private balcony overlooking the pretty street, the master bedroom is of a generous size and has an array of storage with ample cupboards and a walk-in wardrobe. The elegant ensuite bathroom benefits from a large freestanding bath, a separate shower and a beautiful marble double sink. There is a further room on the half landing which is set up as a further study.

On the second floor, there are 3 further good sized bedrooms all with good storage and a contemporary family bathroom that also doubles up as a steam room. The house is completed by a stunning decked roof terrace with a dedicated seating area as well as a built-in kitchen/eating area. This wonderful terrace is the perfect place to relax or entertain in the warmer months and offers picturesque skyline views. All of the bedrooms benefit from air conditioning. Meticulously thought out and designed, this is the perfect family house.

It should be noted that there is the possibility of purchasing a lockable garage almost opposite the house through separate negotiation.





Shalcomb Street is a popular residential address which forms part of the renowned Ten Acre Estate. Perfectly positioned just off the King's Road and within easy reach of the Fulham Road, there are a vast array of world – class amenities within a short walk, as well as transport links, schools, bars and restaurants.

- Immaculately presented throughout
- 37ft landscaped garden
- Five generously proportioned bedrooms
- Impressive roof terrace




















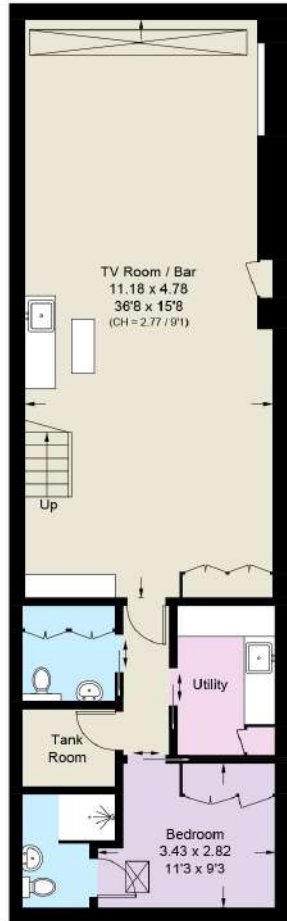


## APPROXIMATE FLOOR AREA

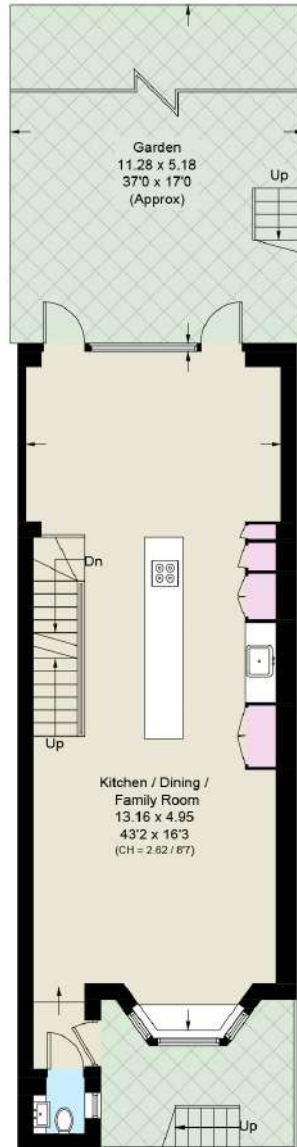
Approximate Area= 2,521 Sq Ft / 234.2 Sq M  
 Basement = 894 Sq Ft / 83.1 Sq M  
 Total 3,415 Sq Ft / 317.3 Sq M  
 Including Limited Use Area (13 Sq Ft / 1.2 Sq M)



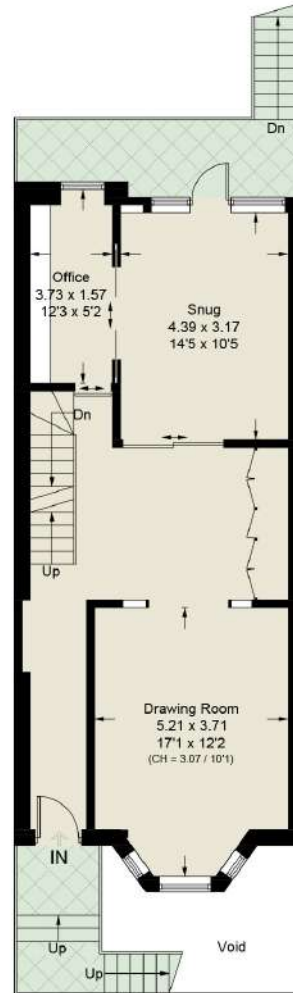
 = Reduced head height below 1.5m



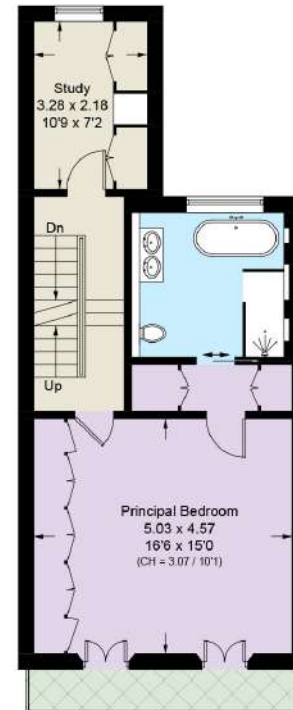
Basement



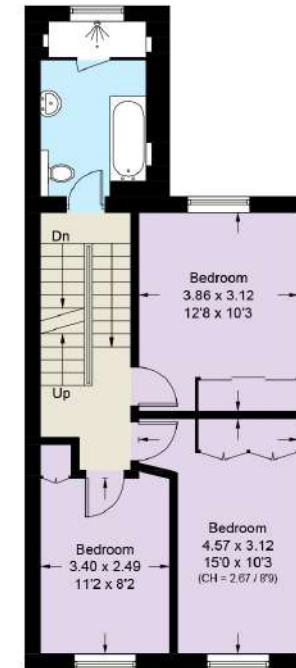
Lower Ground Floor



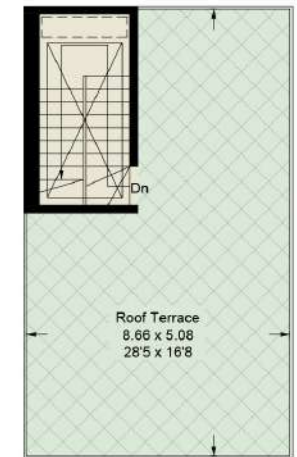
Raised Ground Floor



First Floor



Second Floor



Third Floor



ASKING PRICE

£5,500,000

TENURE

Freehold

EPC

C

COUNCIL TAX BAND

H

LOCAL AUTHORITY

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