



## **RUSSELL SIMPSON**

Superb newly renovated  
six-bedroom family home  
on one of Chelsea's most  
prestigious streets

TREGUNTER ROAD  
CHELSEA SW10

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Chelsea SW10

£22,000,000

BEDROOMS 6	INTERNAL 7,100 SQ FT	OUTDOOR 2,215 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 5	660 SQ M	EPC C	COUNCIL TAX H
BATHROOMS 7	TENURE Freehold	AMENITIES Lift, Gym, Spa, Guest Flat	



## The Property

Exceptionally wide and spacious semi-detached Victorian villa with spacious and sophisticated interiors. The home benefits from unique features such as a lift to principal floors, wellness centre and a self contained guest/staff flat.



# Indoor spaces

Entering the house on the raised ground floor, the front hall leads through to a sophisticated reception room and large drawing room. High ceilings and unusually large french doors bring in an abundance of natural light. Beautiful Rosso Levante marble can be found on the fireplace surround as well as the generous guest W/C on this floor. The study looks down the centre of all other gardens on the road creating a very special outlook.



Russell Simpson



Tregunter Road





The lower ground floor centres on a generous open-plan kitchen with marble worktops, an enormous central island for theatrical cooking, a walk in pantry and an informal seating area. On one side, sliding doors give direct access to the garden and breakfast patio. On the other side, double doors flow through to the dining room. This level also has separate street access and another guest WC.







The extensive basement floor includes a bedroom, bathroom and a kitchen / reception room that can be used for staff, guests or family. This level also offers a utility room, ample storage, a gym and a home spa. Finally, there is a media room with a home cinema and bar.









The first floor is entirely occupied by the principal bedroom suite flooded with natural light. There are two independent dressings rooms that have ample storage and designated displays for watches, shoes and handbags. The bathroom is centred around an extraordinary shower carved into a monolithic block of marble. There is a discrete walk in safe room as well as an independent W/C.





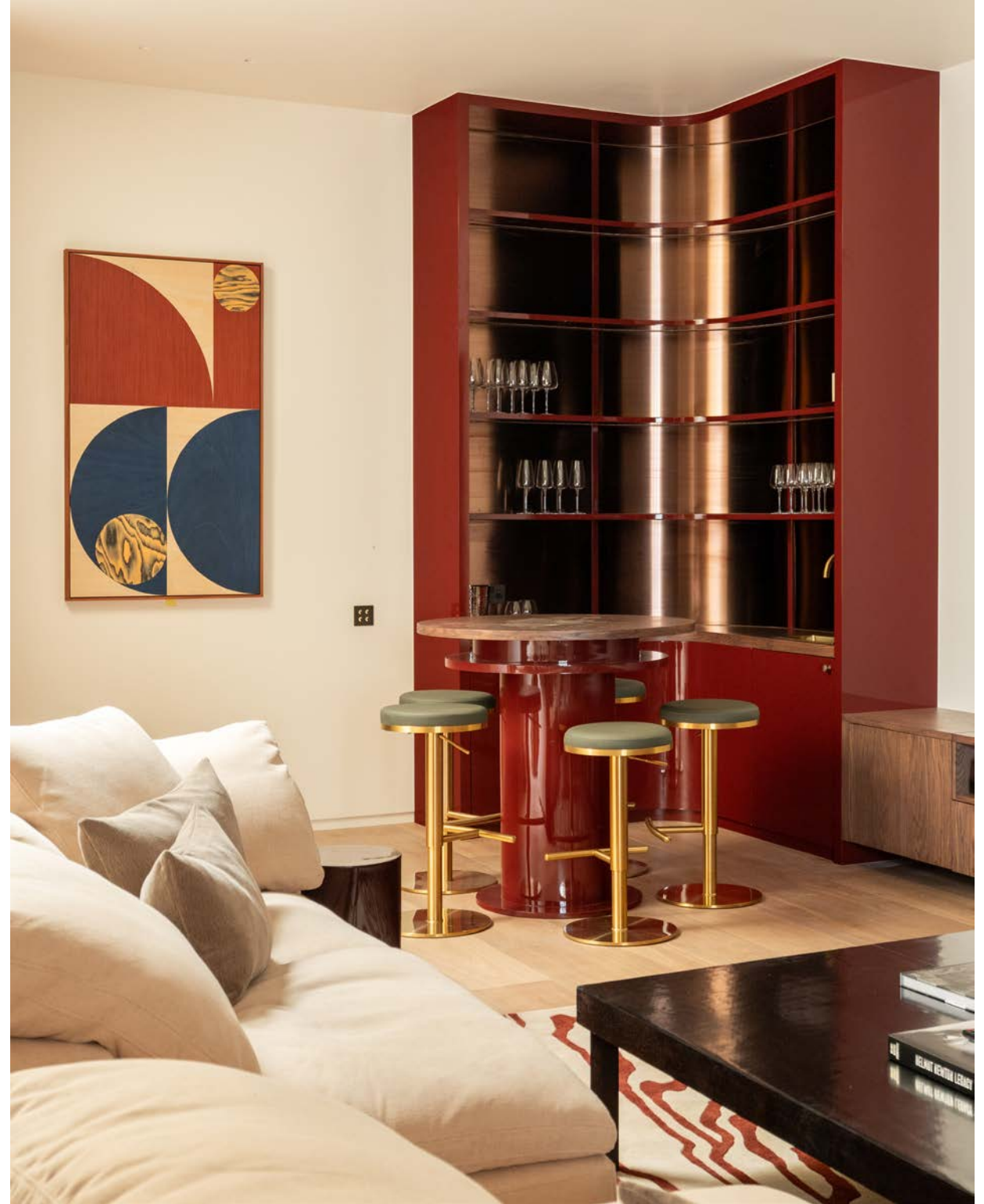


The second floor features a grand guest/secondary master suite as well as a generous third ensuite. The third floor features two more bedrooms and two more ensuite bathrooms all with great ceiling height, bringing the total number of bedrooms to six.





The house has been newly renovated and finished to the highest standard. The sophisticated interiors combine classic elegance with contemporary convenience. Wooden floors add to the brightness and calm, while air conditioning and underfloor heating are available throughout. An air filtration systems operates from the basement. This exceptional family home is truly one of a kind and offers one of the last basement extensions of this size in Kensington and Chelsea. Large windows and a 7m high internal atrium leading to the basement ensures daylight is brought to every level. Lutron lighting and automated window treatments add to the ease of living in this home. The art, furniture and gym equipment are all available by separate sale.





## Outdoor spaces

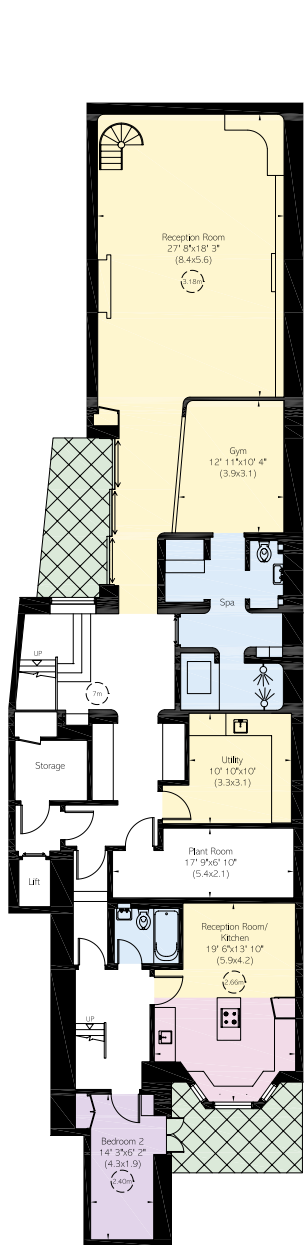
The property includes a generous rear garden designed by the acclaimed Daniel Combes. It includes a paved area for outdoor dining, a lawn with planted borders, and a light-filled yoga studio, which can double as a secondary office, with access to the basement. There is also a front garden providing added privacy from the street, with planning approval to create a sliding gate for a vehicle. Reinforced steel security doors, Banham security and CCTV provide additional security.



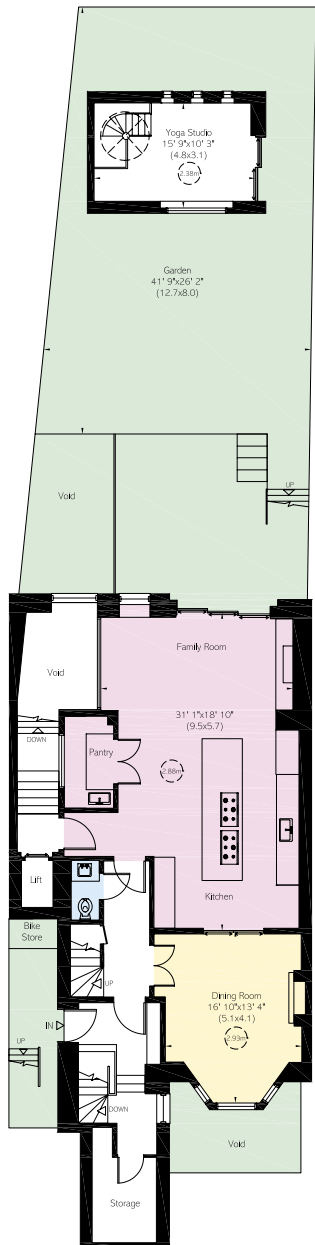


## The neighbourhood

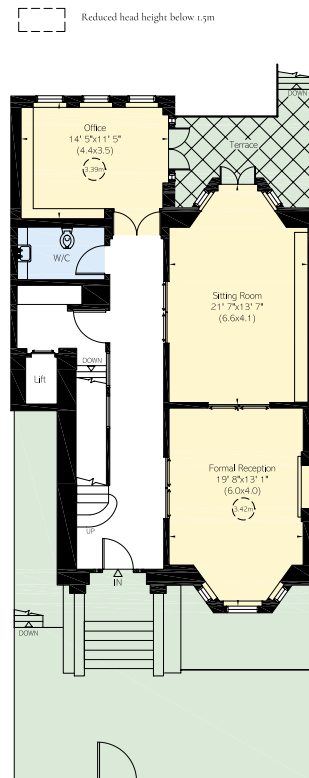
Tregunter Road one of the most sought-after addresses in the Boltons Conservation Area. It is lined with exceptionally large semi-detached houses built midway through the nineteenth century and set back from the road. From here, the many shops and restaurants of the Fulham Road are within walking distance.



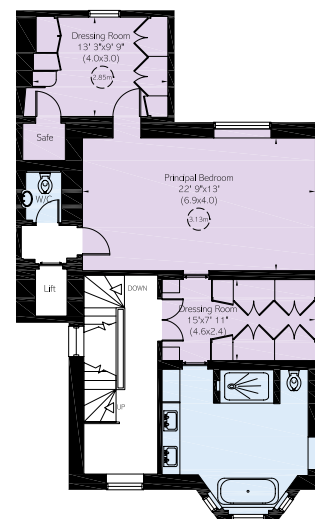
**BASEMENT**



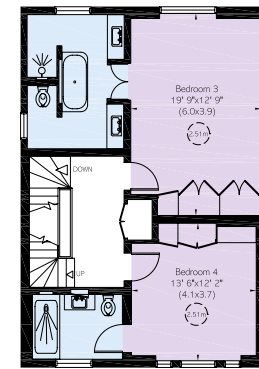
**LOWER GROUND FLOOR**



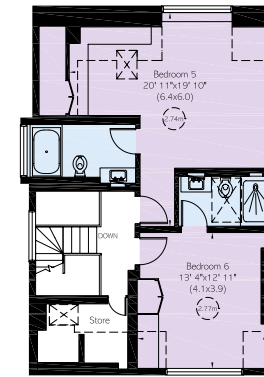
**RAISED GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

APPROXIMATE GROSS INTERNAL AREA

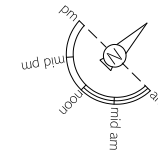
**7,100** SQ FT / **660** SQ M

INCLUDING LIMITED USE AREA

**123** SQ FT / **11** SQ M

OUTSIDE AREA

**2,215** SQ FT / **205** SQ M



Reduced head height below 1.5m

## Contact Us

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