



24 Cranley Gardens, SW7



Cranley Gardens

A comprehensive refurbishment of a 19th century grade II listed building in a prime central London location.

The road forms part of the South Kensington conservation area and is named after the eldest son of the Earl of Onslow, the Viscount Cranley.

The property, originally designed by Charles Freaque, a prolific builder and architect in the area, forms part of a listed row terraced houses facing onto a lush communal garden square.

The house is being restored to its original grandeur, with high quality finishes and modern amenities that one would expect in a contemporary top end development.



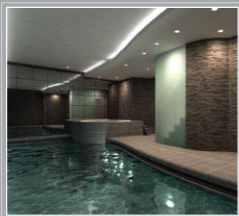
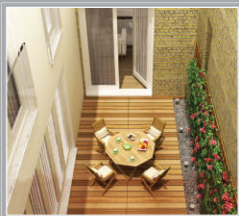


The House

A superb architect designed renovation of this freehold terraced house that emphasises the existing design with substantial new build additions.

There are high ceilings throughout the building and the original reception, dining and entertaining areas are complemented by modern contemporary spaces, including a kitchen and dining space opening up to the court yard, a home entertainment room and several terraces.

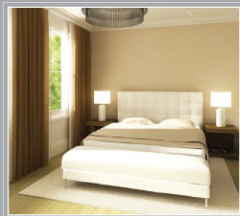
A charming addition, for your health and leisure needs, is the internal pool, spa and steam room complex on the basement and sub basement floors; invigorating and relaxing.





The House

Extraordinary attention to detail in both the design and quality of finish, are hallmarks of this unique property.



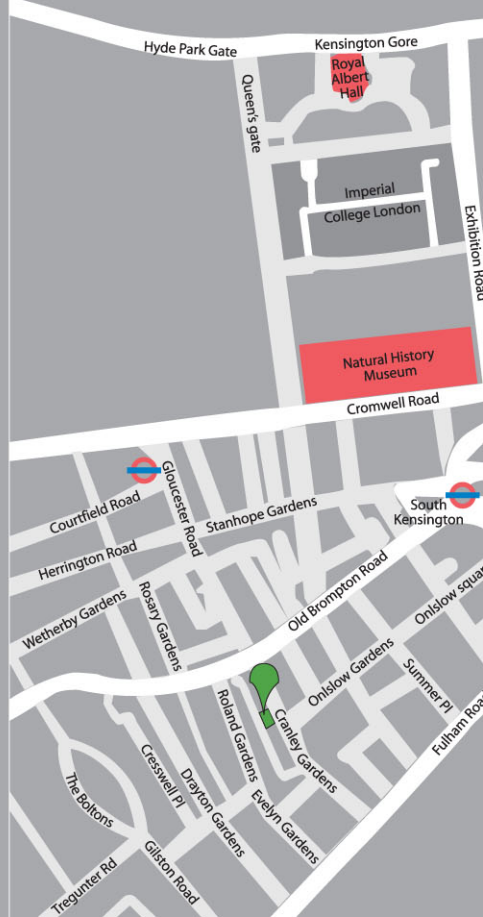


Location

Cranley Gardens is located in the heart of South Kensington, a prime central London location renowned for its exclusive accommodation, retail and recreational amenities.

The property itself is located on the favoured west side of the street, over looking a garden square in an area famous for its delightful green public and private spaces.

The property is well located for the South Kensington and Gloucester Road tube stations, which are served by the District, Circle and Piccadilly lines for easy access to the West End, City and Canary Wharf. The Piccadilly line also offers easy access through to Heathrow.





The Design

The House is arranged over eight floors in total.

Basement and sub-basement levels have been added to the original building fabric of Lower Ground to Fourth (top) floor levels.

Rear extensions incorporating living space and cascading terraces embrace the central courtyard of the house.

A five person lift provides convenient access from basement to second floor.



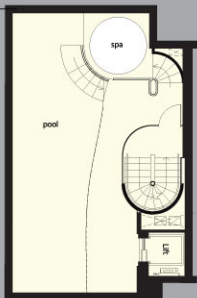
Schedule Of Areas					
Unit	Level	Net Saleable Areas		Terrace Areas	
		m ²	ft ²	m ²	ft ²
Studio	LG	48	513		
House	SB, B, LG, RG, 1st to 4th	634	6,828	63	676

The Design

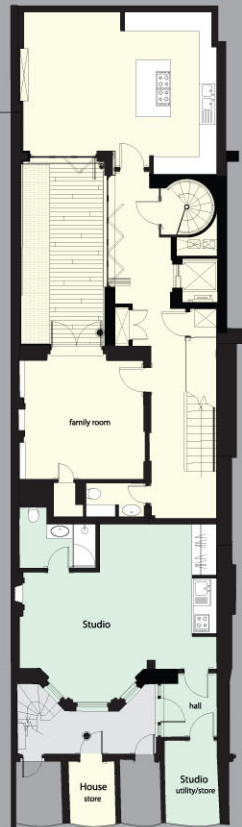
The basement and sub-basement levels are an exceptional feature boasting 9,7m x 3m swimming pool, spa, steam-room, shower and changing room & WC facilities.

The lower ground level incorporates the main family area. A large kitchen and a living room with home entertainment system are arranged around a central courtyard. There is a self contained flat at the front of the building ideally suited for staff accommodation.

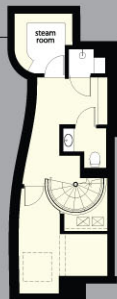
BASEMENT



LOWER GROUND FLOOR



SUB-BASEMENT



The Design

The raised ground and first floor levels are dedicated to sizeable reception areas enjoying direct views of the communal garden square.

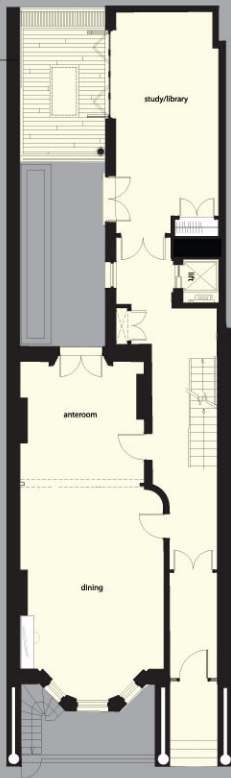
The reception areas on these levels offer a more formal entertaining space and are flexibly arranged to incorporate a Drawing Room, Dining Room and Study/Library. There are terraces to both floors.

There is a kitchenette on the mezzanine level serving the reception rooms below and sleeping quarters above.

The master suite takes up the entire second floor with the bedroom area positioned to the front of the building, walk in wardrobes to the middle and the en-suite bathroom at the rear.

A further four en-suite bedrooms, two on each of the third and fourth floors make up the remainder of the accommodation.

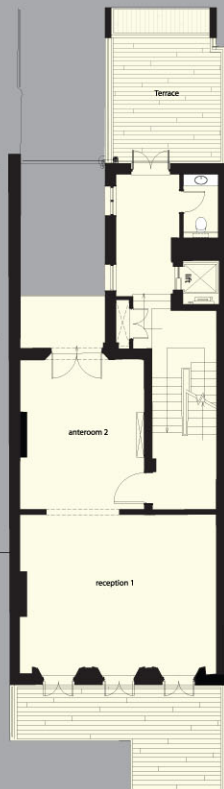
RAISED GROUND FLOOR



MEZZANINE



1ST FLOOR





Specifications

Oiled oak broad board timber flooring in living, bedroom areas, cloak rooms and lift.

Poggen Pohl kitchen with basalt stone range hoods, composite stone worktops and glass splash backs. Sinks by Reginox and mixers by Dornbracht.

Refrigeration by Gaggenau with Miele cooking and washing appliances.

Marble bathrooms finished in Statuario Venato, Grigio Carnico and Carrara Venato.

Dornbracht tapware.

Duravit sanitary ware and shower suites by Bette.

Designer wardrobes and walk in closets by Zalf, finished in white high gloss lacquer and light oak.

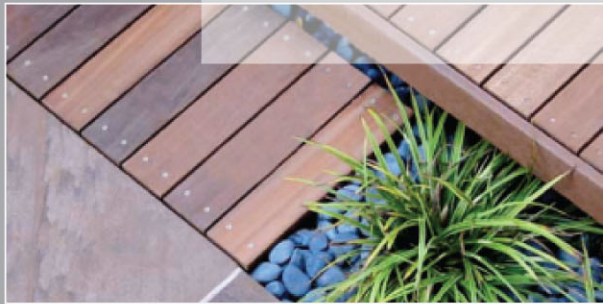
Creston home management system controlling the comfort cooling, heating, lighting, shades and entertainment system.

Spa swimming pool and steam room finished in Vitreo and Bisazza mosaic tiles.

KONE five person lift finished in stainless steel, back painted safety glass and mirror.

"A detailed specification available on request"







Developer:



Sales Agents:



020 7584 1771

cranleygardens@cluttons.com

www.cranley-gardens.co.uk





Architects:
tp bennett
architecture
interiors
planning

Interiors:



FOX LINTON ASSOCIATES LTD

Project Management:



Contractors:



NOTICE

Path Property LTD give notice, for themselves and their agents Cluttons LLP, that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs, computer generated images and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.

3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide before sale. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

June 2010
1000

