

# REDCLIFFE SQUARE SW10

WHITE  
ESTATES



A TRULY OUTSTANDING NEWLY REFURBISHED PROPERTY

# REDCLIFFE SQUARE

An outstanding quality of flat - refurbished to an exceptional level.

Discerning buyers will want to buy this property as soon as they walk in the door. This experience will only be reinforced by exploring the details which have been put so lovingly into place throughout this painstaking refurbishment. Having been genuinely designed from scratch to make the best possible use of space and utilising the highest quality of materials and craftsmanship, this beautiful apartment has been borne out of an uncompromising labour of design, rigorous quality standards and meticulous attention to detail. Situated on the absolute best position within this ideally located garden square, nestled parallel to the north of Tregunter Road and perpendicular to both The Boltons and The Little Boltons, this unique 2 bedroom plus study proposition benefits from a high specification (see below), with south facing reception bay window outlook towards the leafy garden square and Hollywood Road. Benefitting from high ceilings throughout and incorporating Lutron lighting and a blistering array of lighting options, functions and controls. There are beautiful wooden floors laid down in the hallway, reception room and in both bedrooms. The eat-in kitchen is by Alno with complementary and attractive floor tiles and all Miele appliances, creating a harmonious eat in kitchen. The flat is equipped with underfloor heating throughout and gas central heating radiator columns. There is extensive quality insulation to all walls floors and ceilings as well, with an Energy Performance Certificate (EPC) rating equivalent to a new build property demonstrating the benchmark quality standards for this attractive period conversion.

## Accommodation

Entrance Hall : Reception : Eat-in Kitchen : Reception Hall/Study : Shower Room/Guest WC : Overhead Storage To Shower Room/Guest WC : Utility Cupboard/Coat Cupboard/General Storage In Hallway : Master Bedroom With Double Height Sash Windows Overlooking The Startling Mature Gardens Of Coleherne Court With Bespoke Cabinetry Wardrobe Cupboards : En-Suite Bathroom With Overhead Shower : Large Storage Above En-Suite Bathroom : Second Double Bedroom With Double Height Sash Windows Overlooking Mature Gardens : Bespoke Wardrobe Units Beneath Mezzanine Office/Study Area : Mezzanine With Glass Balustrade Study/Office Area With 1.6 M Ceiling Height : Access To Redcliffe Square Communal Gardens

## Specification

- Interior Designed
- Toughened Double Glazed Sash Windows Throughout

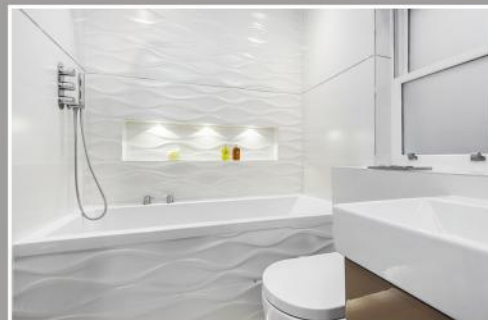
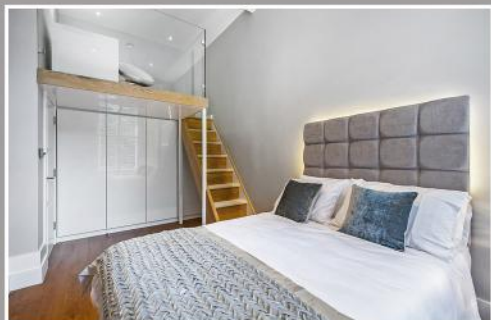




- Plumbed Underfloor Heating to the Reception Room and Bedrooms
- Electric Underfloor Heating to both Bathrooms and Kitchen
- Lutron Lighting in the Reception Room with 6 Light Settings and Dimmer Controls
- Spectacular Lighting Throughout
- Extensive Thermal Quality Insulation Throughout to Walls, Floors and Ceilings
- High Quality Sound Impact Insulation to Floors
- Luxury Alno Kitchen
- Miele Appliances
- Instant Boiling Water Tap
- Hard Wired Wireless Technology Throughout
- Reception Designed to Allow TV Placing Either Side of the Room
- Built-in Entertainment to Kitchen & Bedrooms
- Interior Design Wall Coverings

**Terms**

Tenure: Share of Freehold

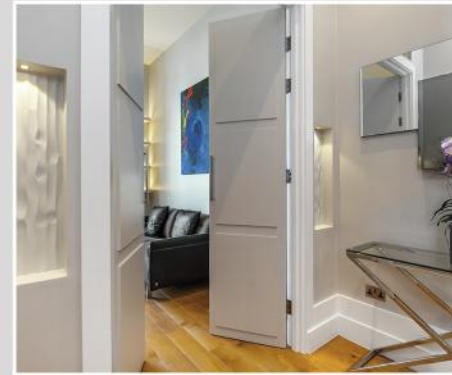




Approx. Gross Internal Area  
1,034 sq ft./96.06 sq m.  
Store Area  
78 sq ft./7.25 sq m.



Raised Ground Floor



020 7370 4343  
[www.whiteestates.com](http://www.whiteestates.com)

Head Office: 176 Old Brompton Road South Kensington, London SW5 0BA  
Fax: 020 7370 4848 Email: [sk@white-estates.co.uk](mailto:sk@white-estates.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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