

LAVIGNE HOUSE

— TREGUNTER ROAD —
CHELSEA SW10

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Lavigne House is a newly constructed detached house, built in the style of a large Victorian villa, on the corner of The Little Boltons and Tregunter Road in the heart of the Boltons conservation area.

This is one of the most impressive single dwelling building projects in prime central London, comprising 15,537 sq ft of internal accommodation on a large corner plot. Outside is a large garden with various seating areas, a garage and off street parking accessed through automated security gates.

The house has been designed and finished to an exceptional standard and an incoming purchaser will benefit from the grand proportions of a large period property. As a complete new build, the property has a comprehensive 10 year BLP warranty.

The quality of finish, design and specification is second to none with many high quality materials and features including air conditioning, a Crestron home automation system, iLight lighting, a large glass passenger lift, book matched marble, under floor heating, comprehensive security/CCTV and an extensive leisure complex.

The accommodation includes four reception rooms, five main bedroom suites and two self-contained staff apartments. The lower floors include a vast entertaining space of over 74', a large swimming pool and spa complex with sauna, steam room, gym and cinema room.

In 1715, the area of The Boltons was owned by Peter Lavigne. The land was undeveloped in this time. Peter Lavigne was a grocer and perfumier of Covent Garden.







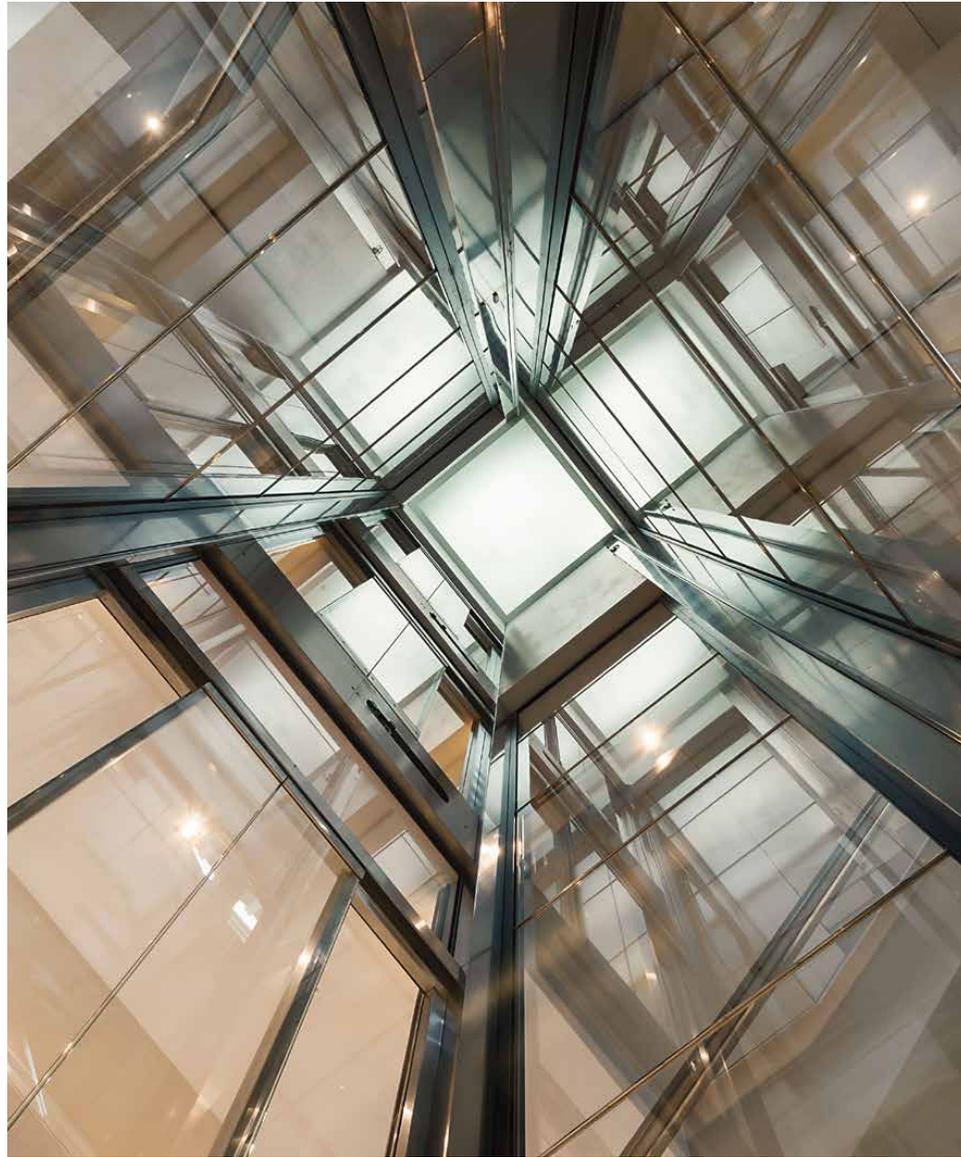


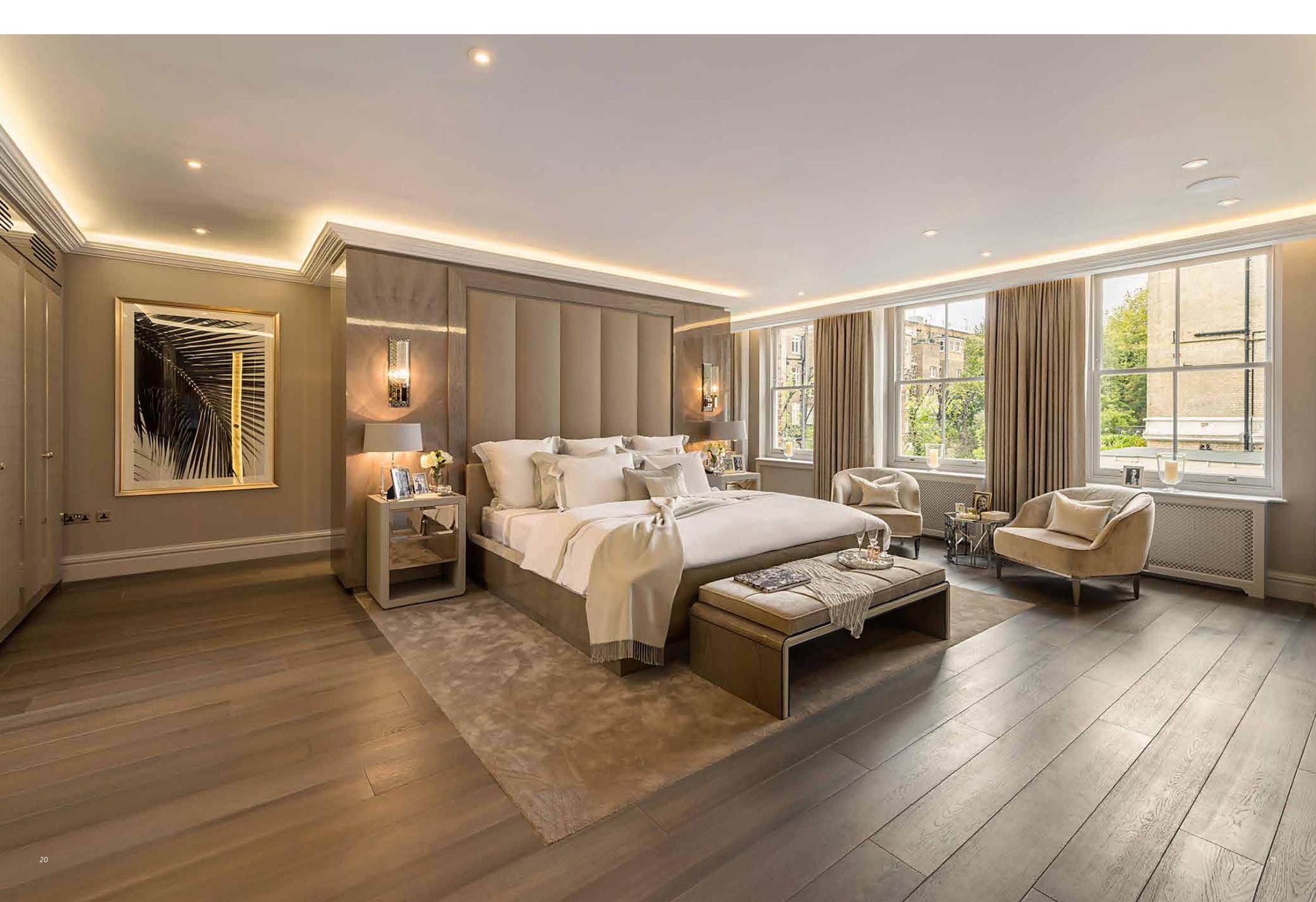


FORMAL DINING









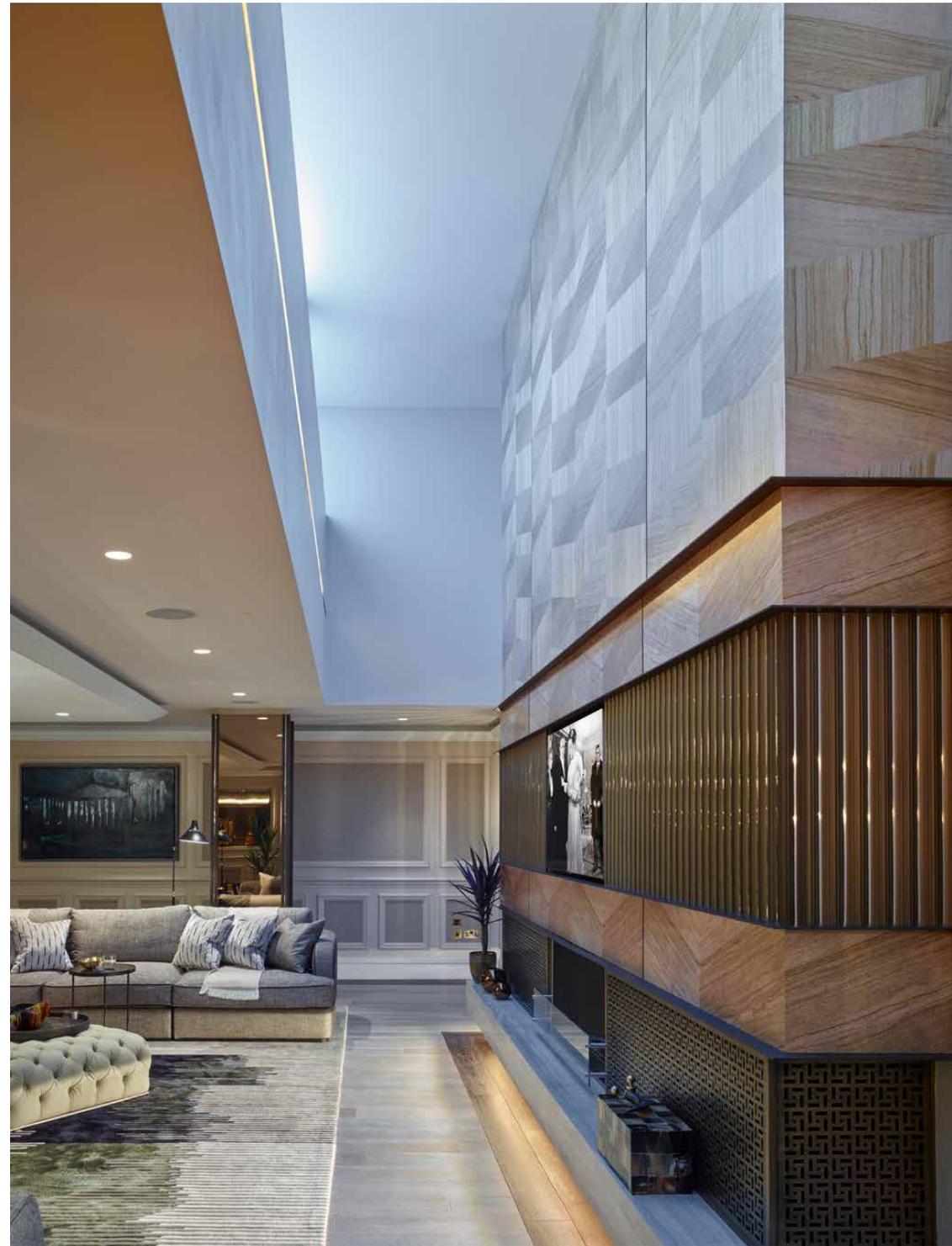










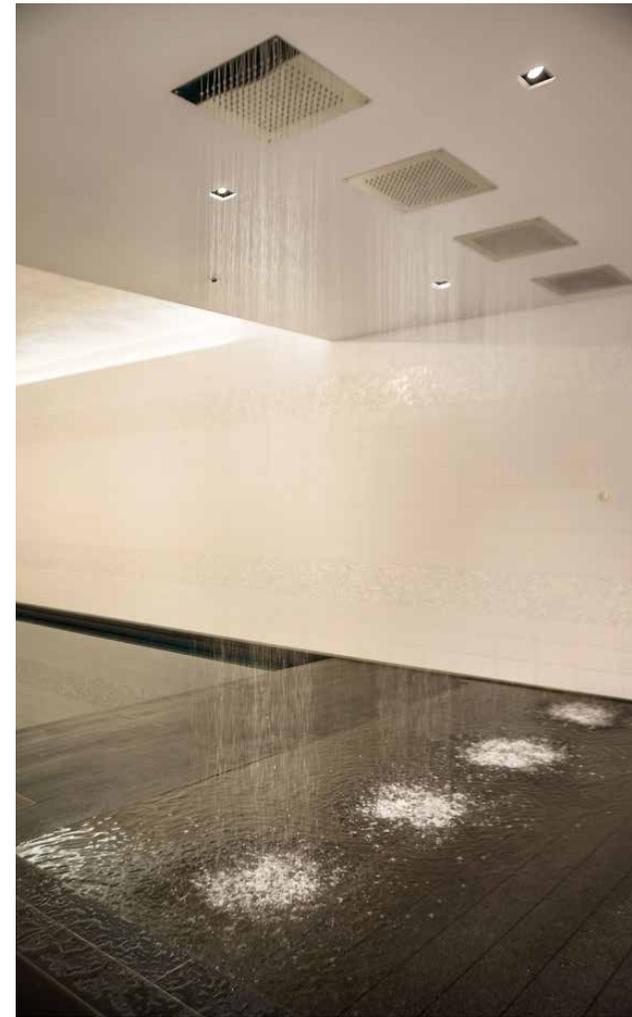
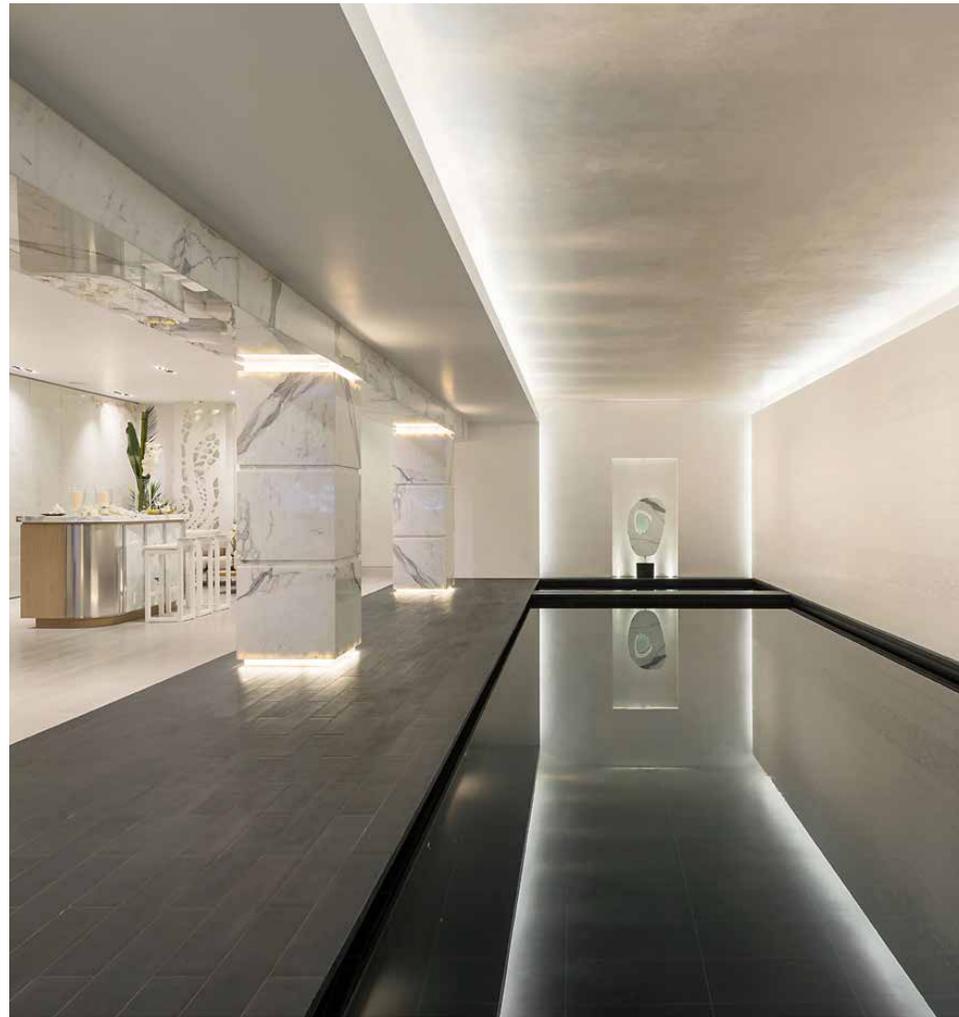


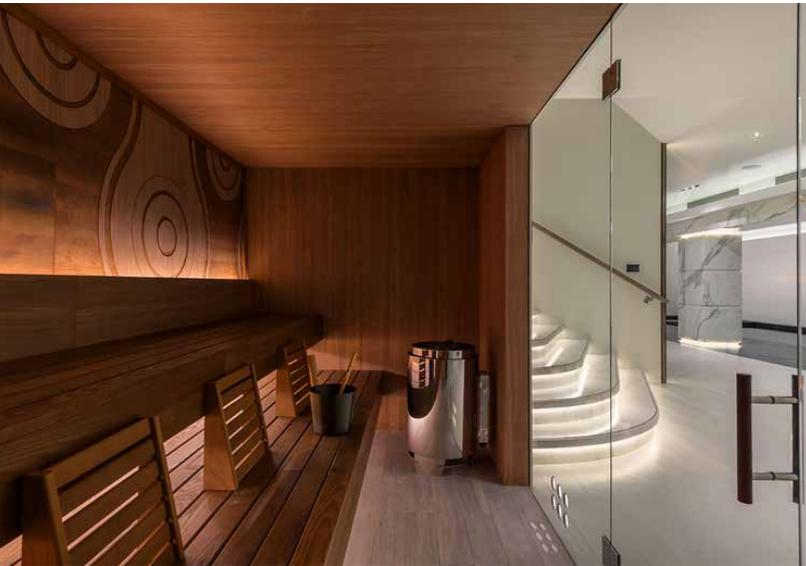










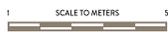
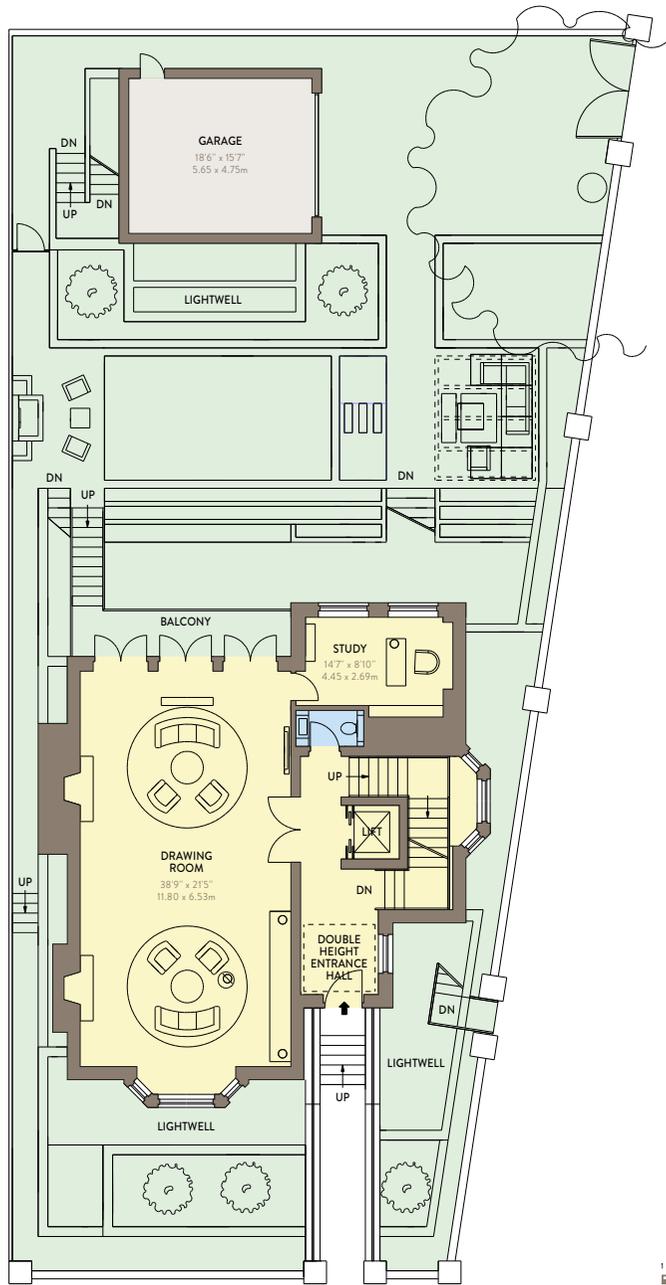




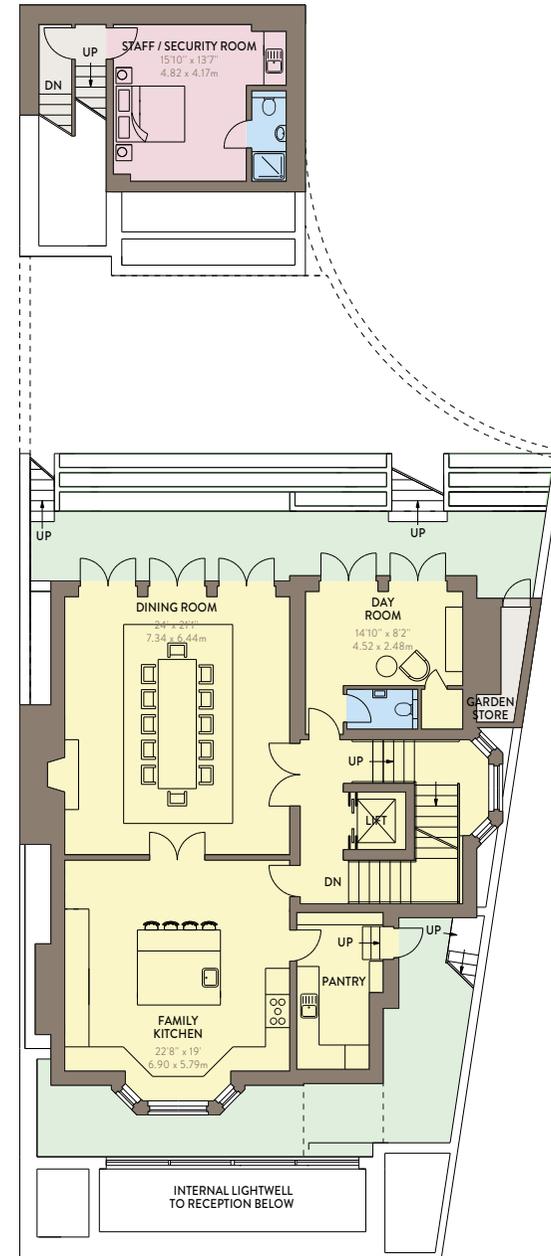




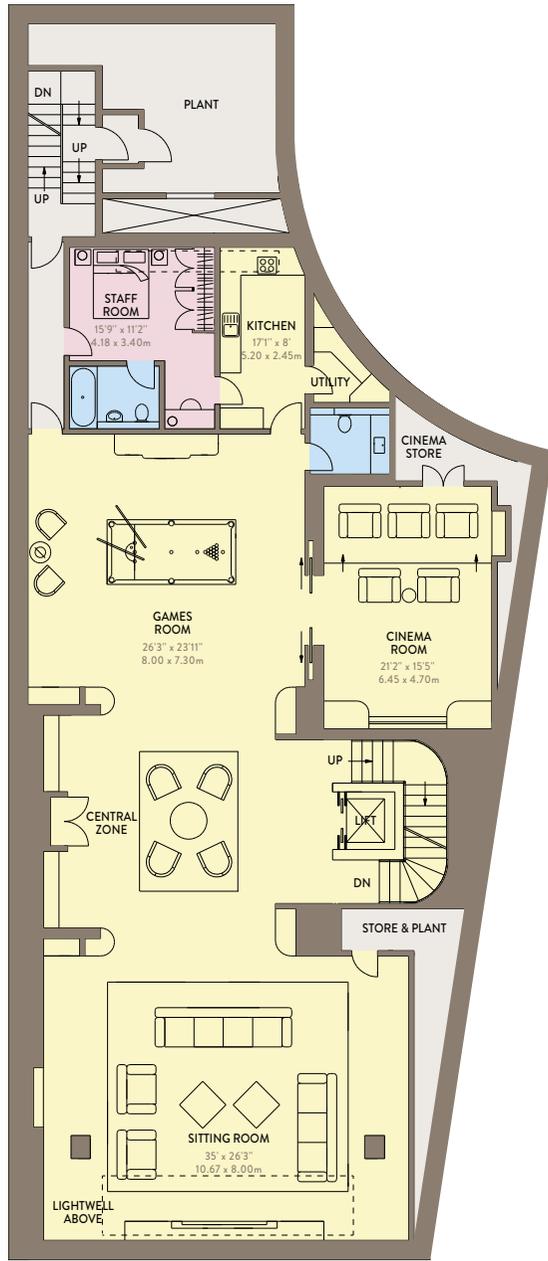
UPPER GROUND FLOOR



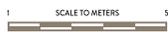
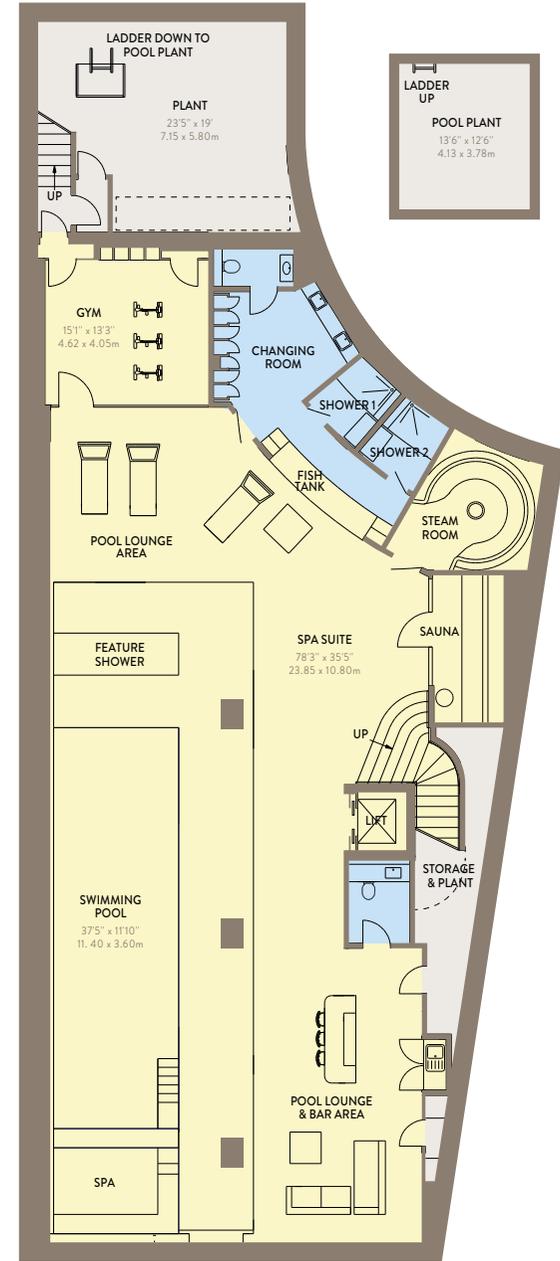
LOWER GROUND FLOOR



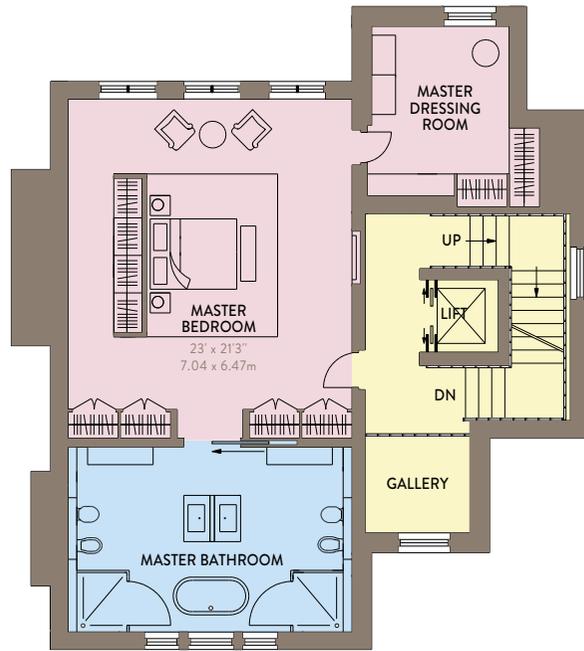
UPPER BASEMENT



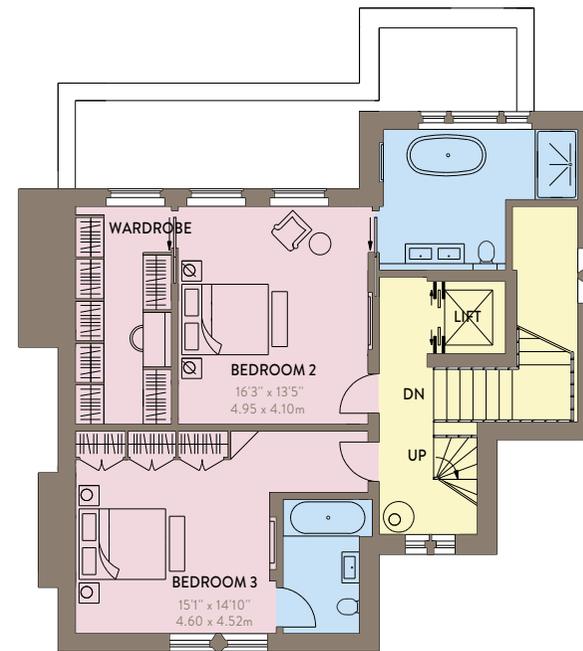
LOWER BASEMENT



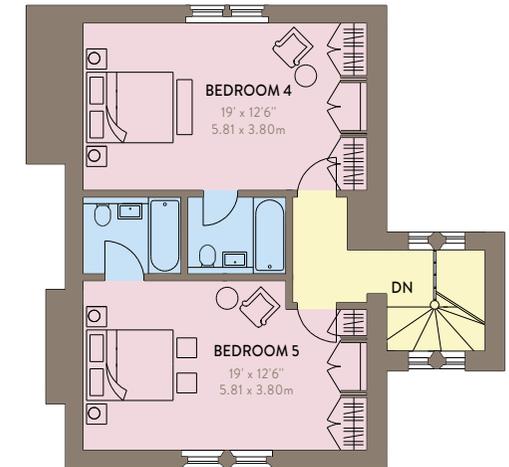
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SPECIFICATION



GENERAL

- 10 year BLP warranty
- Crestron home automation system with Crestron control pads, iPads & iTouch's Apple TV, 2 Sky HD boxes, PlayStation 4, Xbox live, DAB radio, Kaleidoscope storage and iLight mood lighting
- B&W ceiling speakers
- Electric curtains to all principle areas and future proofed for remaining treatments
- Graff, THG Bathrooms international and Dornbrach sanitary ware
- Air conditioning throughout the house
- CCTV to all exits from house and in swimming pool area
- Intruder and fire alarms installed to grade
- 3 security and Redcare monitoring
- Banham security locks
- Access control: BPT - XIP controlled Crestron
- Radiators to all main bedrooms and water underfloor heating to rest of house
- Electric underfloor heating to bathrooms
- LED mood lighting defused throughout for seamless integration
- Bespoke downlights and wall lights
- Frameless glass lift shaft with glass lift
- Remote front and side gate operated through Crestron
- Remote gate to driveway
- Automated garage door
- Bespoke ironmongery throughout house to all internal doors and joinery
- Joinery drawers and shelves

- lined with fabric inserts
- All bedroom joinery fitted with PIR sensors for automated light control on opening doors on walking into dressing room

PLANT - BASIC OVERVIEW

- 3 combi boilers
- 3 mega flow tanks
- 4 water pressure pumps
- AC condensers
- Fresh air management units
- Sump pit with water extraction pump on remote sensor
- BMS controls

GROUND FLOOR

GROUND FLOOR ENTRANCE HALL

- Calacatta Caldia book matched slab marble to floor
- Double height ceiling on entry through front door
- Antique mirror panels with aluminum extrusions and stainless steel inserts
- Wall lights - bronzed case with glass rods & downlights
- Lift access with backlit rock crystal clad columns to front and wallpaper to sides
- Columns framed with bronzed aluminum extrusions and stainless steel inserts
- Bespoke pendant light with agate diffusers

- Electric voile and Roman blind to high level window and roller voile to low-level Painted walls

DRAWING ROOM

- Double door entry with bespoke Mergo Chargreen inlay door handles
- Haze bespoke wooden flooring - engineered boards with distinguished boarder
- Bespoke full height silk panel inset within applied moldings
- Fitted bespoke credenza with book matched Calacatta top and Venetian mirror doors with lattice speciality wood
- Two bespoke design Palissandro Fiorito marble fire places with stainless steel inserts

- Marble Hill fire grates
- Electric hidden rail hung curtains
- Two bespoke chandeliers
- Back lit bespoke dresser with Venetian mirror and glass shelves and speciality wood polyester lacquered
- French doors to balcony with access to rear garden

STUDY

- Bespoke black gloss square block engineered floor
- Chequered Westex Special carpet inlay
- Bespoke joinery with stainless steel inserts, antique mirror back and Grey Marquina marble top with veneered shelves

- Bespoke veneered rails with stainless steel inserts
- Grey Marquina windowsill

STAIRS

- Calacatta Caldia treads with stainless steel inserts
- Cut glass risers
- Bronzed faced low-level teardrop lights & downlights
- Frameless glass balustrade
- French polished handrail
- Glass lift shaft with columns framed with bronzed aluminum extrusions and stainless steel inserts

FIRST FLOOR

MASTER BEDROOM

- Wall integrated Crestron pad for integrated audiovisual control
- New hazelnut rose bespoke wooden flooring
- Carpet inlay under bed – Christies Serenity Venus
- Samsung smart TV within wall and bespoke chrome surround
- Electric curtains and voiles to all windows on hidden rails
- Radial sunburst bespoke marquetry behind wall lights to bed headboard joinery
- Oversized bespoke fabric headboard with open joinery behind
- Fitted fabric paneled doors to joinery on principle bank to ensuite
- Electric sliding door to ensuite with marquetry panels and fabric panels

DRESSING ROOM

- Fitted open front joinery
- Glass shelves for handbags and shoes
- Full-length bespoke mirror
- Electric curtains and voile on hidden rails

MASTER ENSUITE

- Electric sliding door
- Book matched Palissandro Fiorito marble to floor and walls - polished
- THG sanitary ware throughout
- Backlit bespoke onyx central column
- His and hers backlit onyx sinks to each side of column with stainless steel inserts
- Bespoke medicine cabinets with external pendant lights recessed
- His and hers WC and bidets
- Heated towel rails
- Free standing bath
- His and hers separate frameless shower enclosures with deco detail
- Bespoke freestanding credenza units either side of door with Palissandro Fiorito marble tops and stainless steel inserts

SECOND FLOOR

BEDROOM 2

- iTouch with Crestron app for integrated audio visual control
- Samsung smart TV within wall and bespoke chrome surround
- Curtains on hidden rail with roller voile blinds

DRESSING ROOM

- Bespoke open fronted joinery
- Dressing table and vanity mirror within joinery
- Full size mirror fitted to end wall

ENSUITE 2

- Carrara slab marble floors
- Sundgrey slab marble walls half height with Carrara trim
- Separate frameless shower enclosure with rain dance showerhead
- Sundgrey slab full height marble in shower enclosure with mother of pearl mosaic to rear wall
- Graff sanitary ware
- Full height Sundgrey slab and niche detail in shower
- Sundgrey marble architraves and frames to window
- Carrara marble double sink with chrome legs
- Bespoke deco double medicine cabinet
- WC and douche
- Freestanding Ashton & Bentley Bath
- 46" Aqua vision TV within wall
- Heated towel rail

BEDROOM 3

- iTouch with Crestron App for integrated audiovisual control
- Samsung smart TV integrated within wall and with bespoke bronze finish TV surround
- Curtains on hidden rail with patterned Roman voile blind

ENSUITE 3

- Brown Silk slab marble - polished floors and satin walls
- Speakman showerhead into bath
- Polished Brown Silk marble sink
- Graff sanitary ware
- Bespoke deco medicine cabinet
- Heated towel rail
- WC and douche
- Frameless shower screen

THIRD FLOOR

BEDROOM 4

- White oil wash joinery with beveled mirror and stainless steel inserts
- Retractable centre joinery doors with desk behind

ENSUITE 4

- White Macaubas slab marble to walls and floor - polished
- Mother of Pearl mosaic inset boarder to floor and at half height rail to walls
- Skylight over bath
- Speakman showerhead into bath
- White Macaubas marble sink
- Graff sanitary ware
- Bespoke deco medicine cabinet
- Heated towel rail
- WC and douche
- Frameless shower screen

BEDROOM 5

- Polyester lacquered veneered joinery
- Retractable center joinery doors with desk behind
- Terramo Fontana 90/3019 textured wallpaper to all walls

ENSUITE 5

- Diana Royal slab marble to walls and floor - polished
- Full height marble walls to bath enclosure book-matched
- Marron Imperial inset boarder to floor and at half height rail to walls
- Electric blind to skylight over bath
- Speakman showerhead into bath
- Diana Royal marble sink
- Graff sanitary ware
- Bespoke deco medicine cabinet with inset lighting
- Heated towel rail
- WC and douche
- Frameless shower screen

LOWER GROUND FLOOR

DINING ROOM

- Double door entry with bespoke Mergo Chargreen door handles
- New Silver Cinnamon bespoke wooden flooring - engineered boards with distinguished parquet insert
- Carrara marble boarder around wooden floor
- Bespoke full height silk panel inset within applied moldings
- Bespoke Palissandro Fiorito marble fire place with stainless steel inserts
- Marble Hill fire grate
- Electric hidden rail hung curtains
- Bespoke bamboo chandelier with hanging crystals inset within moldings
- Back lit bespoke dresser with Venetian mirror and glass shelves and specialty wood polyester lacquered
- French doors to rear garden

FAMILY KITCHEN

- Bespoke design handmade kitchen
- Gaggenau and Wolf appliances
- Double door entry with bespoke Mergo Chargreen door handles

- Ledbury bespoke wooden flooring - engineered boards
- Electric hidden rail Roman blind
- Carrara marble pendant lights
- Painted walls and beveled 4 panel mirror side wall
- Bespoke veneered breakfast bar with stainless steel inserts
- Carrara slab marble worktops
- 3 sinks including a Quooker tap

PANTRY

- Bespoke handmade units
- Gaggenau white goods
- Ledbury bespoke wooden flooring - engineered boards
- Exit door to side gate of house

BOOT ROOM/DAY ROOM

- New Cinnamon bespoke wooden floor - engineered boards
- Fitted bespoke joinery with white oil wash inserts
- French doors to rear garden
- Alarm panel within joinery

UPPER BASEMENT

SITTING ROOM AND GAMING AREAS

- Fire curtain hidden within open landing
- Backlit rock crystal clad glass lift columns
- Bespoke drum chandelier with glass rods
- Bespoke pool table light hung from multi-layered coffer ceiling detail
- Niches with bronzed mirror back walls and Terra di Siena marble base
- Haze bespoke wooden floor - engineered boards with three distinguished environments and boarders
- Bespoke bar joinery with figured glass walls, specialist lacquered veneers with stainless steel inserts, concealed fridge and Terra di Siena marble tops
- Bespoke fireplace with book matched veneers running into skylight above, bespoke lattice C&C machined bronzed panels, bronzed extrusions with stainless steel inserts and silver travertine hearth under gel fireplace
- Smart Samsung TV with retractable bracket within fireplace
- Vertical skylight above fireplace with strip light detail to wall face

CINEMA ROOM

- Polyester lacquered double door with radial sunburst bespoke marquetry
- Double doors on sliding counter hinge into walls with bespoke Mergo Chargreen door handles
- Acoustic fabric panels to all walls and rear face of double doors with polyester lacquered half height rail running around the room
- Bespoke built in bar with bronzed mirror, glass shelves, integrated fridge and Terra di Siena marble top

- Bespoke polyester lacquered curved joinery surrounding projector screen
- 4K retractable projector into ceiling
- 7.2 Surround Sound
- Fixed projector screen with speakers behind
- Xbox live, Play station 4 and kaleidoscope blue ray/DVD up loader and digital storage facility incorporated within rack
- AV and distributed throughout the house: 2 Sky HD boxes, Apple TV, DAB radio,
- Secret doors to AC controlled room containing AV home automation rack

STAFF BEDROOM

- Bespoke fitted desk with mirror behind
- Wall fitted Crestron control panel
- Side door to back staircase and rear house exit
- Skylight with sliding blackout blind

STAFF ENSUITE

- Diana Royal slab marble to walls and floor - polished
- Marble walls to bath enclosure book matched
- Speakman showerhead into bath
- Diana Royal marble sink
- Graff sanitary ware
- Bespoke deco medicine cabinet
- WC, douche and heated towel rail
- Frameless shower screen

STAFF KITCHEN AND PANTRY

- Haze bespoke wooden floor
- Hacker kitchen
- Miele appliances
- Skylight
- Pantry with shelving and white goods

STAIRCASE TO LOWER BASEMENT

- Electric sliding door
- Handrail with French polish finish
- Downlights and under stair trim floor washers to each tread
- Calacatta Caldia marble treads and risers with stainless steel inserts

LOWER BASEMENT

SWIMMING POOL & BAR

- Rock crystal clad access to glass lift
- 1.5 meter level deck black tiled swimming pool length 37'5"/11.40m
- Black tiled 10 person Jacuzzi
- While tile and mother of pearl rear faced wall
- Marble sculpture to rear of Jacuzzi
- Book matched Calacatta slab marble columns with floor washing lights
- 4 X rain dance shower heads controlled by one button
- Wood effect back tiles bordering swimming pool to columns
- Grey stained oak wooden floor
- Fitted bespoke bar with Calacatta marble top and Laliqe panels to front
- Curved tropical aquarium clad in mirror

and white powder coated extrusions with stainless steel inserts

GYM

- Bespoke polyester lacquered joinery with concealed fridge and stainless steel inserts
- Hidden door to rear staircase with access to plant, staff quarters and garden
- Mirrored wall with 65" Aqua vision mirror fronted flush within wall
- Technogym running, cycling and step machines installed
- Oak flooring running from swimming pool area
- Frameless glass division and door to swimming pool area

SAUNA

- Stone floor coloured to match oak in swimming pool area
- Tylo heating system
- 2 tear seating with freestanding headrests
- Tylo wall fitted sand timers

STEAM ROOM

- Mother of pearl mosaic with abstract waterfall design within
- Fresh drinking water through Cararra marble sink in center of room
- Wall mounted shower hose
- Center fiber optic light above sink and low-level floor washers under seating
- Mosaic marble floor and mother of pearl mosaic curved seating
- Tylo heating system

CHANGING ROOM

- White Macaubas slab marble floors
- White Macaubas marble double sink and top
- Bespoke joinery full height changing lockers
- Bespoke vanity unit with open shelves and stainless steel inserts
- Graff sanitary ware
- Curved aquarium with automatic feeder
- Two private shower rooms with White Macaubas slab marble floors and bench
- Mother of pearl mosaics full height within shower enclosure
- Rain dance showerheads
- Frameless glass shower enclosures
- Venetian polished plasters walls in changing area

STAFF BEDROOM 2/SECURITY ROOM

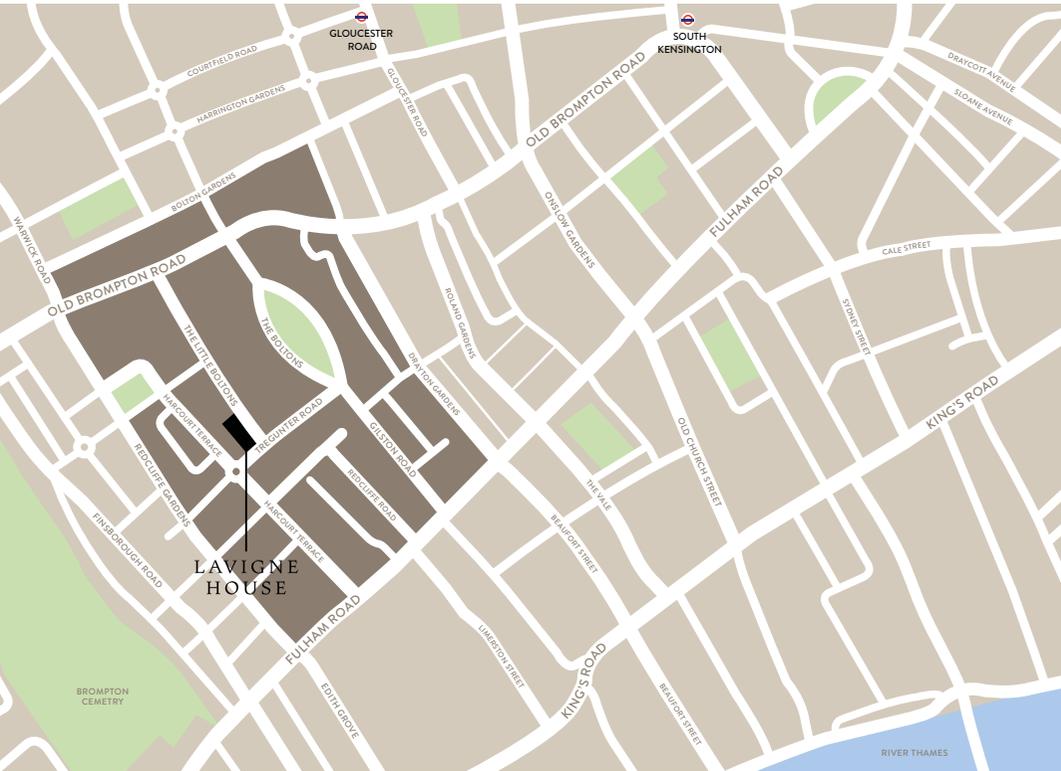
- Wall mounted AC unit
- Fitted sink and kitchen cabinetry

STAFF ENSUITE

- Ceramic sink
- Vanity unit and mirror above sink

LOCATION

Tregunter Road is an elegant tree lined street in the heart of the Royal Borough of Kensington and Chelsea. The conservation area is dominated by large stucco houses and includes some of London's finest homes.



 Boltons conservation area

LAVIGNE HOUSE

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CHELSEA SW10

AREAS

GROSS INTERNAL AREA
(including garage and plant)
15,537 sq ft
4,736 sq m

SITE AREA
6,630 sqft
616 sqm
0.15 acre

TERMS

TENURE
Freehold

LOCAL AUTHORITY
Royal Borough of
Kensington and Chelsea

PARKING
Garage and off street parking

PRICE
On application

CONTACT

By appointment only



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