

# Hamptons

INTERNATIONAL



## Collmann House, Garway Road, London, W2

6  4  4 

**£17,950,000**

(£17,950,000)

## Property details

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### Key features

- **Victorian Facade**
- **Detached**
- **Newly Refurbished**
- **Six Bedrooms**
- **Garden**
- **Swimming Pool**
- **Off Street Parking (Car Lift)**
- **Sauna**
- **Cinema Room**
- **Four Bathrooms.**

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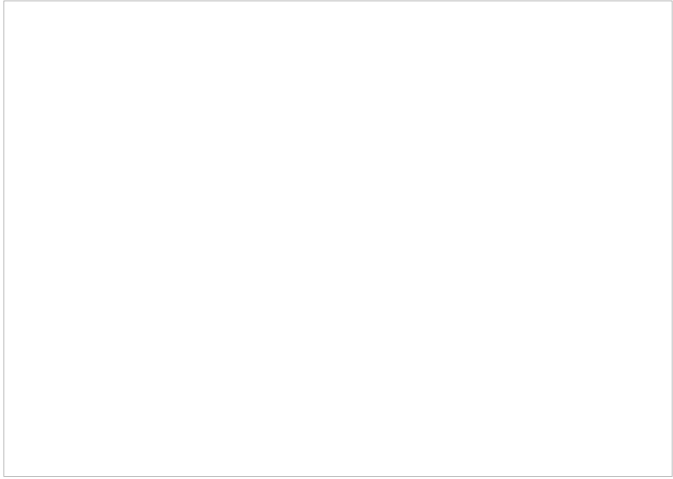
**(£17,950,000)**

6  4  4 

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## Description

A double fronted palatial Victorian façade adds quaint charm to what is a substantial and imposing newly build home in one of London's most sought after locations. A six-bedroom villa across five floors amassing nearly 10,000 sq ft of internal space complete with spa and cinema room. The raised ground floor houses a delightful reception room within the original house, stepped in character, with parquet flooring, fireplace, coving, and sash windows over the tree lined street. These interiors are juxtaposed beautifully with the architecture of the marble, steel, and glass art gallery acting as a border around the landscaped garden. To the rear is an expansive reception room featuring one the largest made domestic glass panels, again opening out to the garden, ideal for entertaining. A marble bathroom and two bedrooms complete this floor. Downstairs we have yet more entertaining space framed by outdoor areas, with an L shaped living, dining, and kitchen area. The kitchen is courtesy of Martin Moore and was entirely hand crafted, with oak parquet effect flooring underfoot, and a delicate shaker style with marble tops, butler sink, pendant lighting, a nod to the classic architecture of the façade, distinctly British. A cloakroom, arts and crafts room, and ample storage complete this floor. The basement level has been entirely reserved for your entertainment and relaxation in equal measure. The spa is extensive with reception and guest area, infinity pool, water features, Jacuzzi, Himalayan salt sauna and steam, changing facilities, rest rooms and fully stocked gym. A bar with ample wine storage, and a 127 inch cinema screen are the final indulgence, and staff quarters are housed on this floor. The two primary bedroom suites are located on the top floor with the principal suite finished with bespoke walk in wardrobe, soft close units, and decadent en-suite marble bathroom with double sink, freestanding tub, and walk in rain shower. Final points of note include a passenger lift, car lift, off street parking for two cars complete with charging points, heating and cooling systems throughout, a home automation system and extensive sSituation Situated in the heart of fashionable Notting Hill and Westbourne Grove this location offers numerous restaurants, shopping and transport facilities locally, making for easy access across town. The open spaces of Hyde Park and Kensington Gardens are also close at hand as well as an abundance of private schooling options. Property Ref Number: HAM-18952 Additional Information Local Authority: City of Westminster







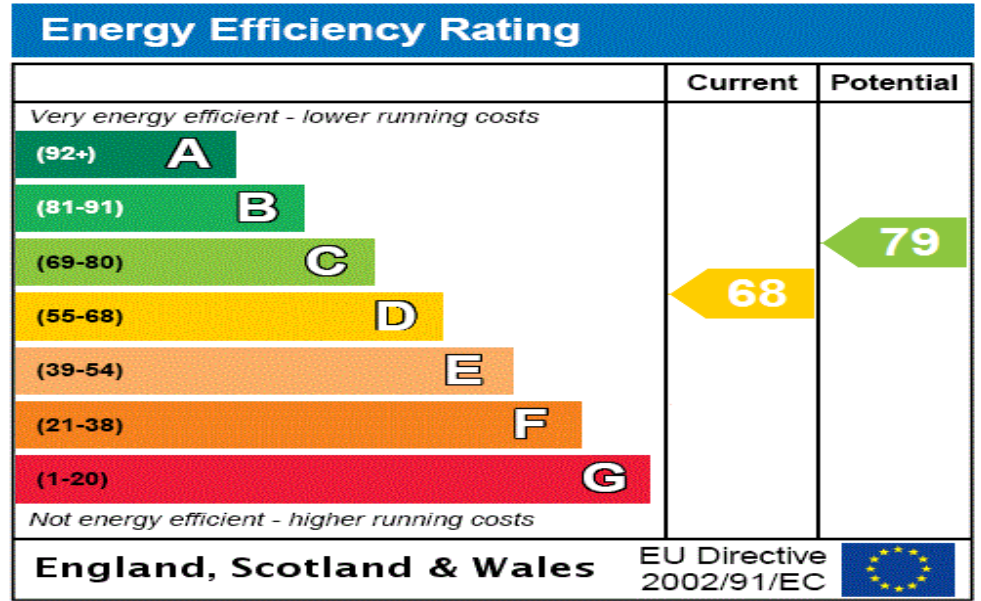












# Floor plan

**TOTAL APPROX FLOOR AREA 9561.90 SQ. FT. (AREA 888.33 SQ. M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



# Location

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