



## **RUSSELL SIMPSON**

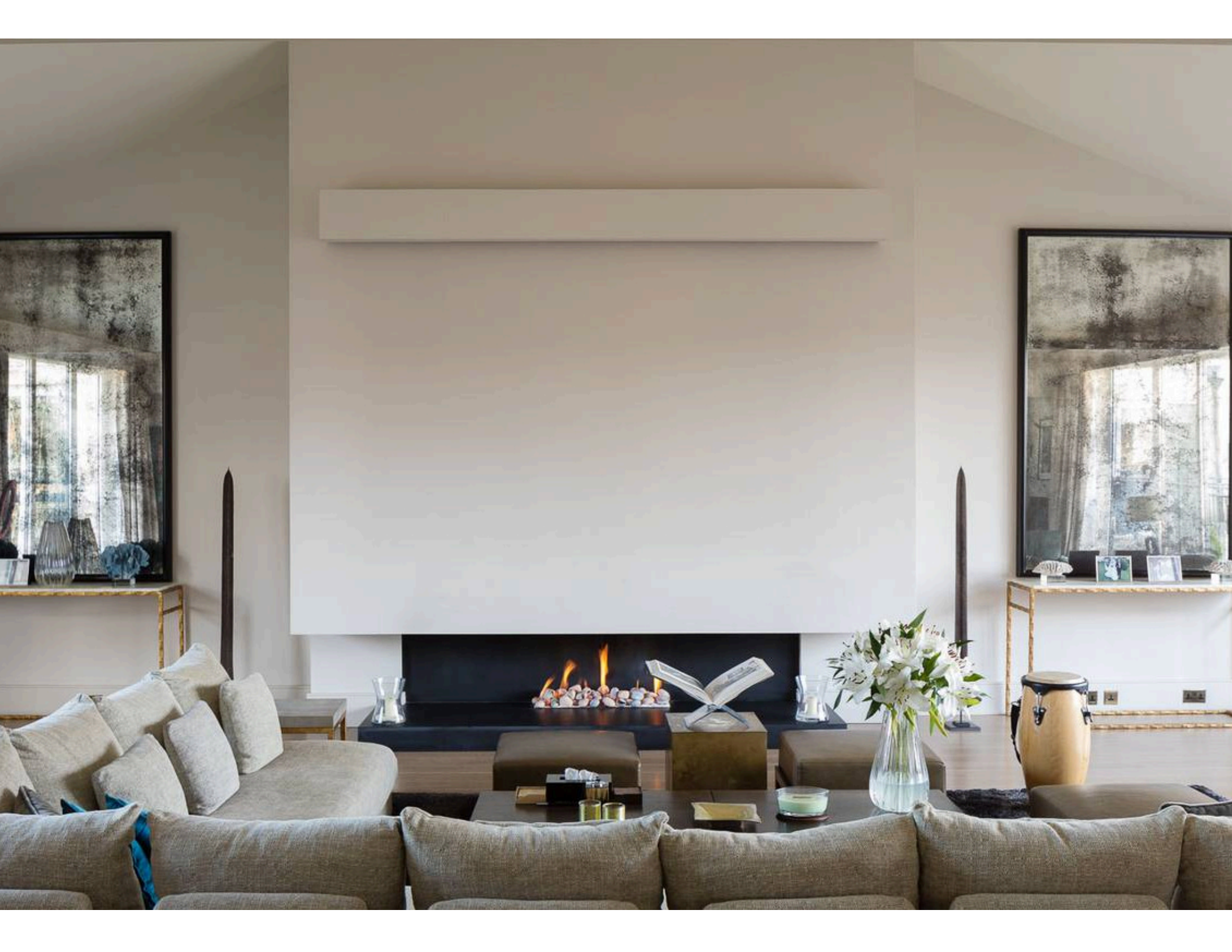
Sublime five-bedroom penthouse flat  
in contemporary Chelsea  
development with swimming pool  
and private parking

BENHAM HOUSE  
CHELSEA SW10

# Benham House

£7,350,000

|                     |                           |                  |                               |
|---------------------|---------------------------|------------------|-------------------------------|
| BEDROOMS<br>6       | INTERNAL<br>4,064 SQ FT   | OUTDOOR<br>—     | COUNCIL<br>RBKC               |
| BATHROOMS<br>7      | 377 SQM                   | EPC<br>C         | COUNCIL TAX<br>H              |
| TENURE<br>Leasehold | LEASE LENGTH<br>976 YEARS | GROUND RENT<br>— | SERVICE CHARGE<br>£31,712 P/Y |



# The Property

Modern flat with stylish contemporary interiors and numerous terraces in a sought-after development off the Fulham Road

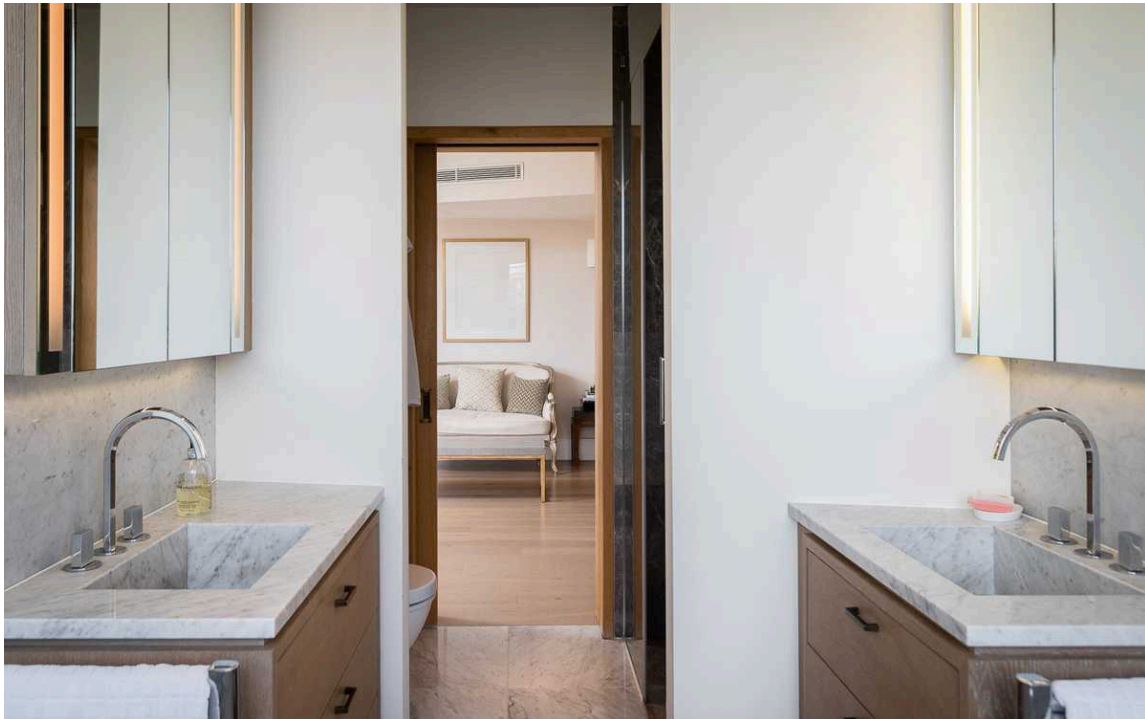






## The Bedrooms

The entrance to the flat is on the penthouse floor. This level contains four bedrooms, including a principal bedroom with walk-in wardrobe, an ensuite bathroom with both shower and bath, and beautiful views over the landscaped grounds. There are three more bedrooms on this floor, all of them ensuite and with terrace access. In addition, bifolding doors open from the landing onto the terrace.





## Indoor Spaces

The fifth floor centres on grand entrance hall with marble flooring. On one side is a formal dining room, on the other side a study with considerable storage space. Meanwhile, the expansive reception room has a double height ceiling and sliding French doors on either side, filling the space with light.

Also on this floor, the generous kitchen features a central island breakfast bar and an informal dining area. There are two more ensuite bedrooms, one with a dressing room and an ensuite bathroom with a bath. Finally, this floor features a utility room and a guest WC, as well as comfort cooling throughout the flat.







## The Design

The flat features several spacious terraces. Those on the eastern side also offer garden views

This property was previously two separate apartments, which accounts for its exceptional scale. Its sophisticated contemporary interiors are finished to a high level, while the light-filled rooms give a sense of space and calm.



## Outdoor Spaces

The flat features several spacious terraces. Those on the eastern side also offer garden views



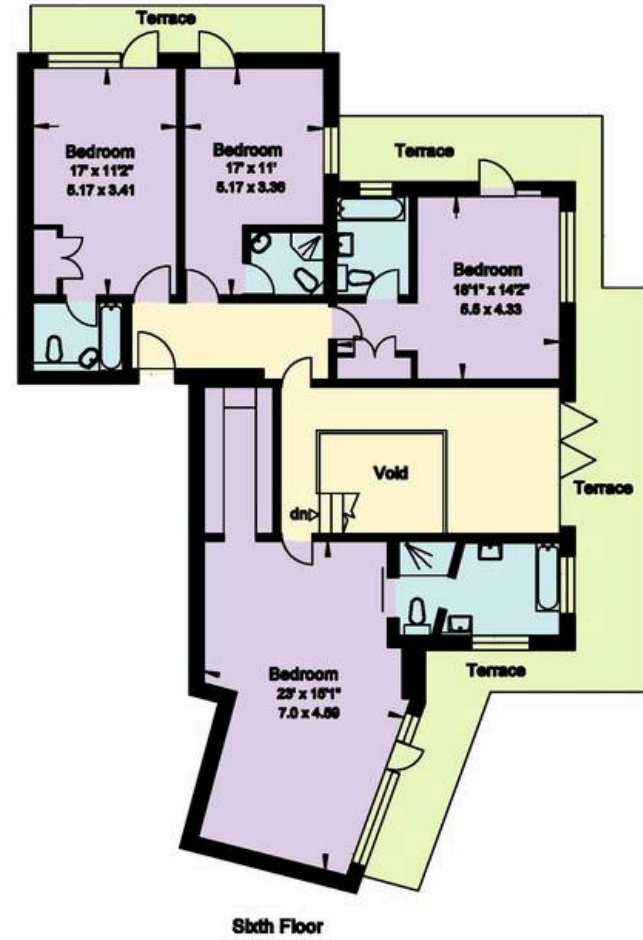
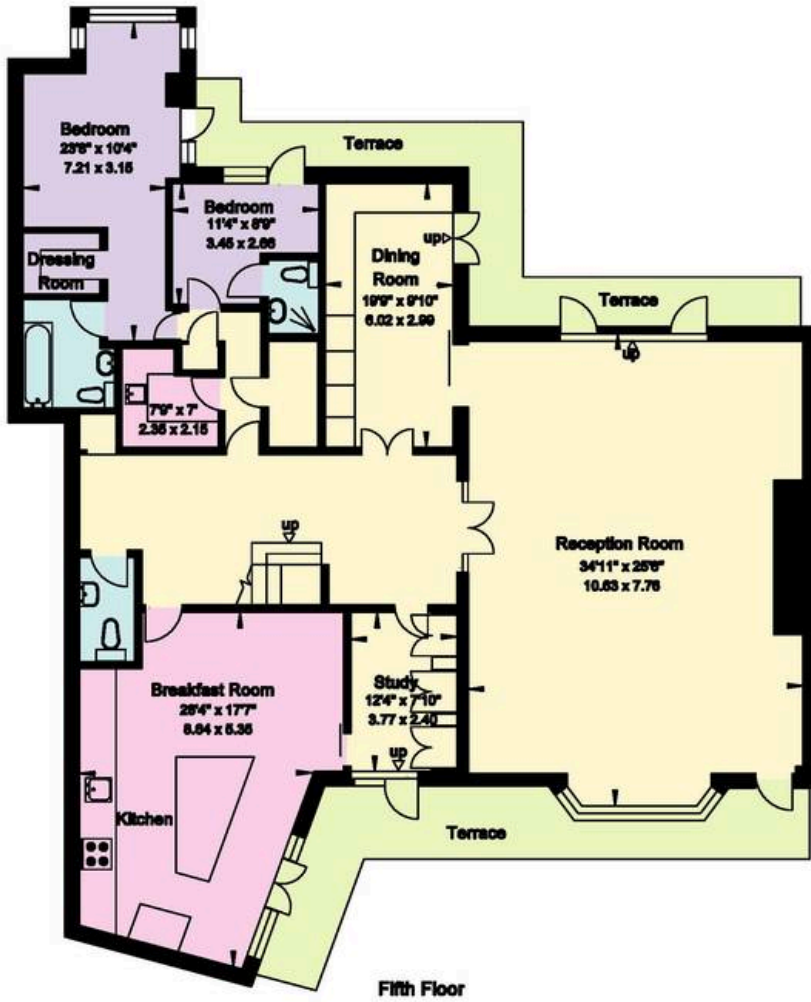


## The Neighbourhood

Coleridge Gardens occupies the grounds of the former St Mark's College. From here, the restaurants and shops of the Fulham Road are close, while Fulham Broadway underground station is also nearby.

Benham House is part of the sought-after Coleridge Gardens development. The building offers residents 24-hour gated security, porters and a concierge service, a swimming pool and health spa, gym, sauna, steam room and tennis court. There is also private parking for two cars and 7.5 acres of private gardens.

**Benham House**  
**London SW10**  
**Gross Internal Area = 376 sq. metres**  
**(Excluding Void) 4054 sq. feet**



**RUSSELL  
SIMPSON**

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