



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 6 | INTERNAL 4,064 SQ FT | OUTDOOR — | COUNCIL RBKC |
| BATHROOMS 7 | 377 SQM | EPC C | COUNCIL TAX H |
| TENURE Leasehold | LEASE LENGTH 975 YEARS | GROUND RENT — | SERVICE CHARGE £31,712 P/Y |



The Property

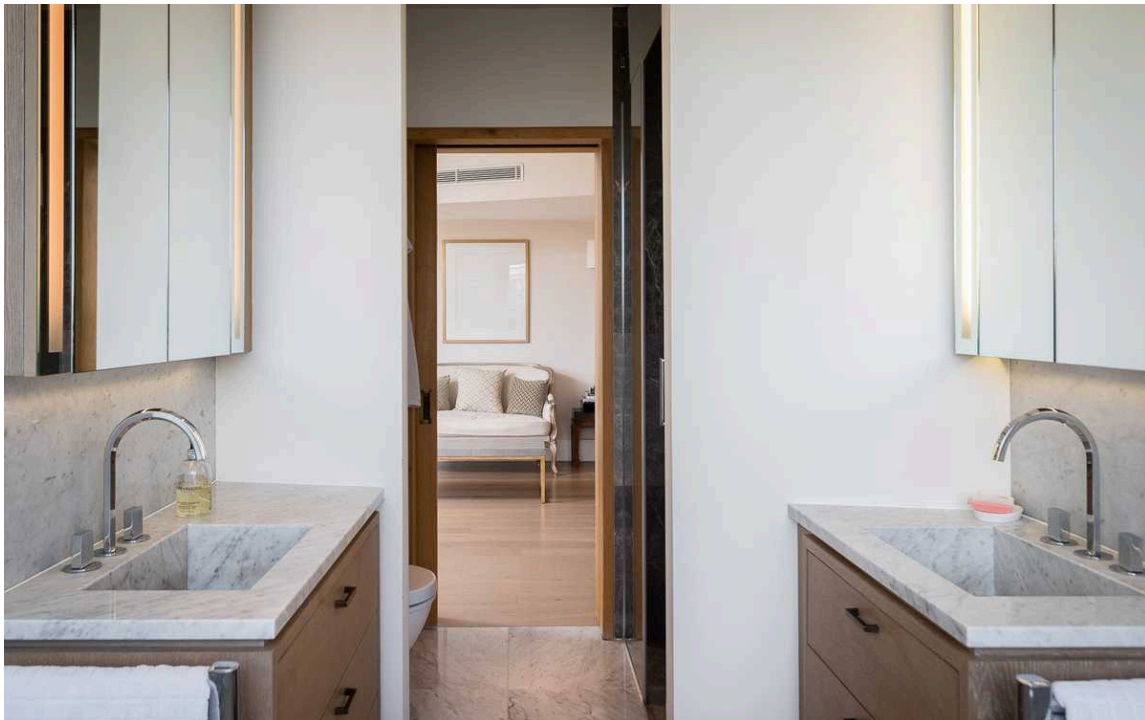
Modern flat with stylish contemporary interiors and numerous terraces in a sought-after development off the Fulham Road





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.

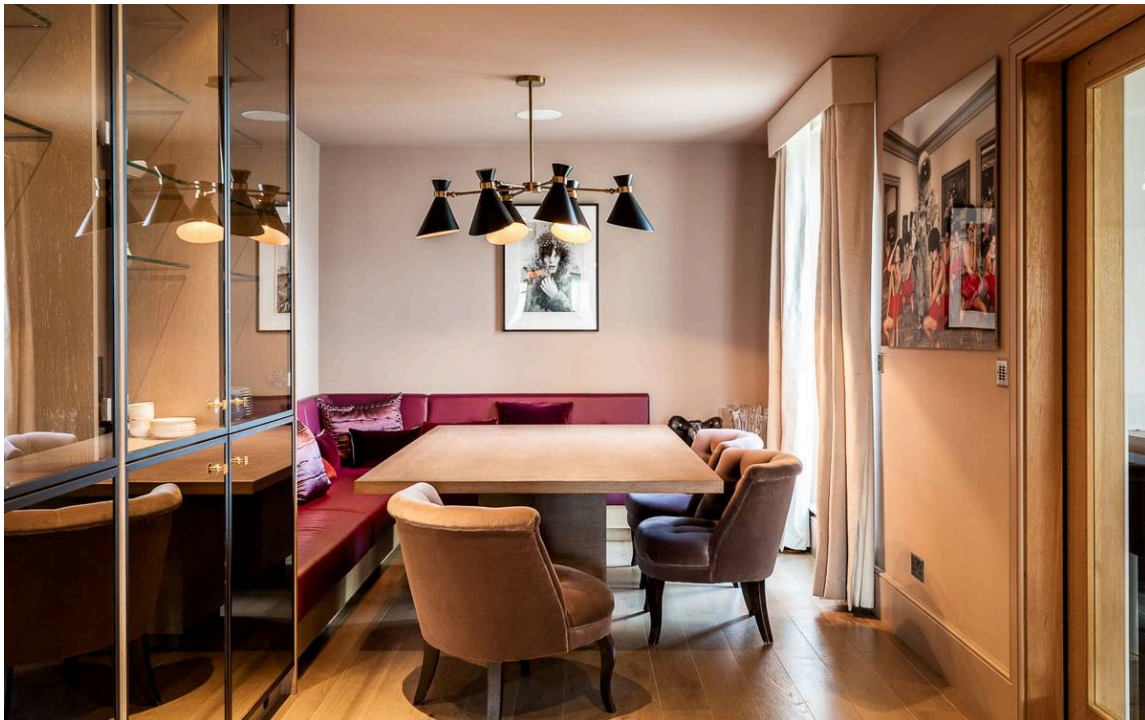




Indoor Spaces

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.

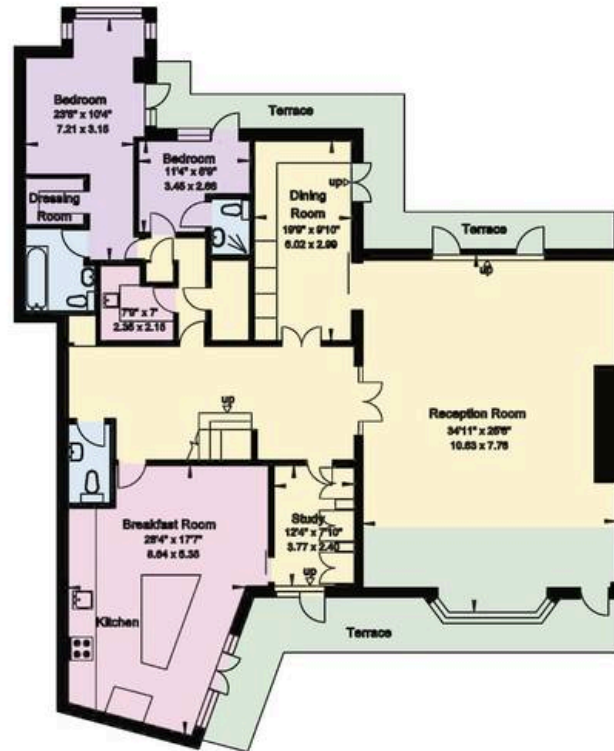
Benham House is part of the sought-after Coleridge Gardens development. The building offers residents 24-hour gated security, porters and a concierge service, a swimming pool and health spa, gym, sauna, steam room and tennis court. There is also private parking for two cars and 7.5 acres of private gardens.

Benham House,
London, SW10

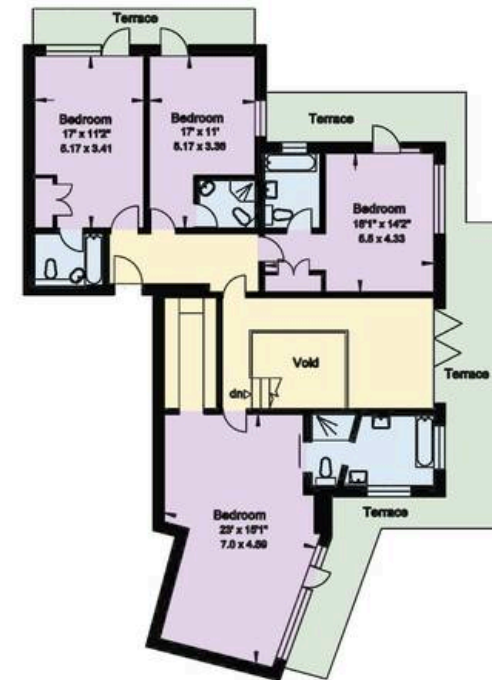
Approx Gross Internal Area

(Excluding Void)
4,054 sq ft / 376 sq m

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FIFTH FLOOR



SIXTH FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

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