



## Wharfedale Street, London, SW10

This Chelsea townhouse has been rebuilt under the direction of Italian architect Fabrizio Sabbatini of Valor Architects.

Behind its Victorian façade, the house was stripped back and reconstructed over a twenty four month period. The owners wanted to retain and restore the original architecture, while rebuilding the structure properly. What followed was a bespoke programme of works, to include reinforced foundations, new roofing and the replacement of all core systems throughout.

The architectural approach is consistent. Original elements like the staircase, fireplaces and brickwork have been restored by hand, along with Victorian style window railings on the ground floor windowsills (street facing), while the rest of the house has been rebuilt to a standard rarely seen in properties of this type.

At lower ground level, the space has been opened and reworked to form a practical kitchen and dining area, centred around a Poggenpohl kitchen with Gaggenau appliances. This level is supported by a bespoke plant room, created through excavation and structural works to house the properties technical systems.

Italian marble is featured in some of the bathrooms, with underfloor heating throughout, the house is tied together by oak parquet flooring and consistent, well executed joinery, much of which has been designed and manufactured in Italy.

A conservatory extends the footprint, built around a custom mosaic floor replicated from an original Victorian design.

The garden has been reworked with reclaimed brick planters, stone paving Cathedral grade reclaimed Yorkstone sourced from demolished Churches, and integrated lighting, creating a space that sits comfortably with the house.

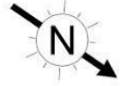
Planning permission has been secured for a mansard roof extension of approx. 40 sq.m, The consent allows for further accommodation to be added without the

- Complete structural rebuild and renovation (2021)
- Designed by Fabrizio Sabbatini of Valor Architects, London
- Poggenpohl kitchen fitted with Gaggenau appliances
- Underfloor heating throughout
- Restored Victorian features including fireplaces, staircase and façade
- Bespoke joinery and cabinetry, designed and manufactured in Italy
- Conservatory with handcrafted Victorian style mosaic floor
- RBKC consent for mansard extension of circa 40 sq m
- Three bathrooms and guest W.C

**Asking price £4,500,000**

# Wharfedale Street, SW10 9AL

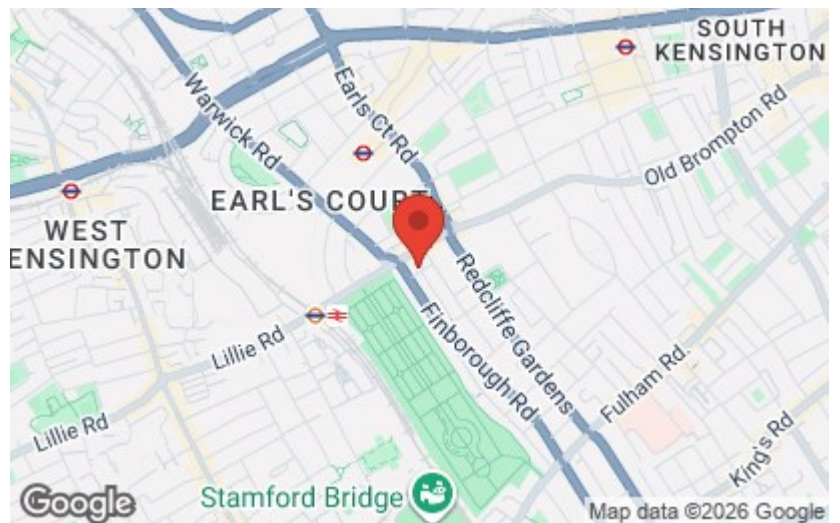
Approx Gross Internal Area = 240.6 sq m / 2590 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	