



48 Perrymead Street

LONDON

B A Y N H A M  
C O U L D R I D G E



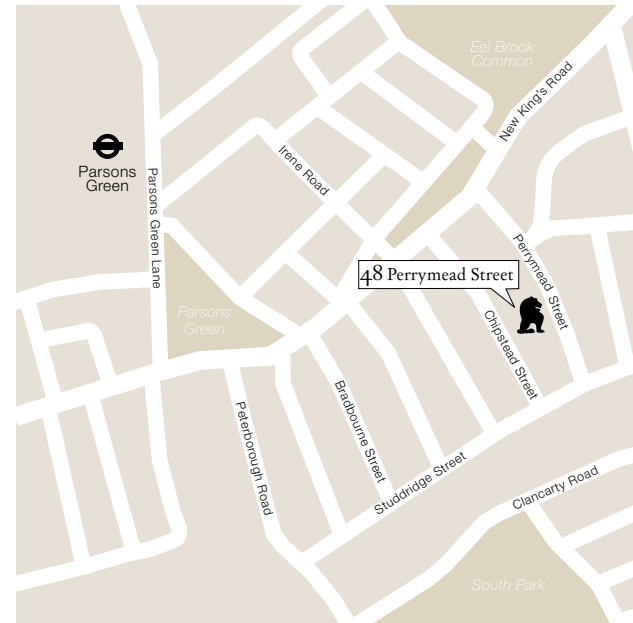
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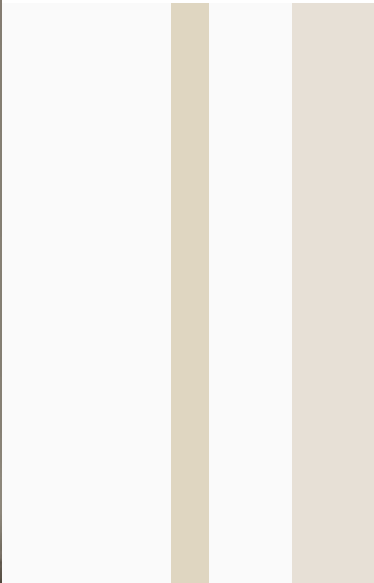
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## The Building

Located in the heart of Fulham's most prestigious Peterborough Estate, Baynham Couldridge's 48 Perrymead Street is one of the most distinguished examples of family orientated 'Lion' house living to date. Behind its ornate Victorian facade, the completely re-modelled interior, full basement excavation and side and rear extensions have enlarged the property to its maximum potential. Exquisitely proportioned rooms have been meticulously designed with avant-garde style, sophistication and practicality in mind. State of the art home automation, air-conditioning and entertainment systems have been seamlessly integrated throughout key zones, whilst bespoke fixtures, fitting and joinery make this a most refined home of unparalleled quality. As with all Baynham Couldridge projects, imagination, innovation and a passionate dedication to the perfect finish are what define 48 Perrymead Street; a traditionally sophisticated, yet most contemporary of homes.





## Living Space

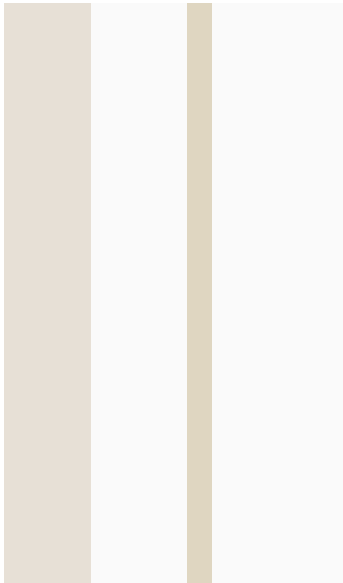
In the newly formed basement, the considerable family room and adjoining gym decked with solid French oak flooring, run the entire length of the house and beyond. Ceiling heights of almost three meters, and a glass atrium with fully sliding aluminium doors which flood the space with natural light, make for a most pleasurable underground living experience. Once again, Control 4 home automation powers the entertainment, including fully integrated surround sound system and 65"Panasonic plasma screen T.V.

### Family Room

7.00 x 4.41m (23'0" x 14'6")

### Gym/Study

4.28 x 3.12m (14'1" x 10'3")



## Living Space

On the ground floor, the large formal reception and dining room provides a stylish and comfortable entertaining space. Characteristically high ceilings are adorned with painstakingly restored cornicing and house superb quality built-in B&W speakers. Audio entertainment and preferred lighting settings are simply operated by the touch screen Control 4 home automation panel. A hot and cold climate control system is also subtly concealed behind the elegant white marble fireplace.

**Double Reception Room**  
7.82 x 3.32m (25'8" x 10'11")





## Kitchen

The individually commissioned Leicht kitchen superbly balances traditional style and modern practicality. A contemporary take on a 'Quaker' design, the units provide ample storage and house the most advanced and comprehensive range of Miele appliances. A bespoke Caesar Stone worktop and heated porcelain tile floor ensure a most durable work space. Sliding doors also span the entire width of the room, and once open, create an extensive entertainment space as the interior and exterior garden space merges synonymously.

**Kitchen**  
5.44 x 4.67m (17'10" x 15'4")

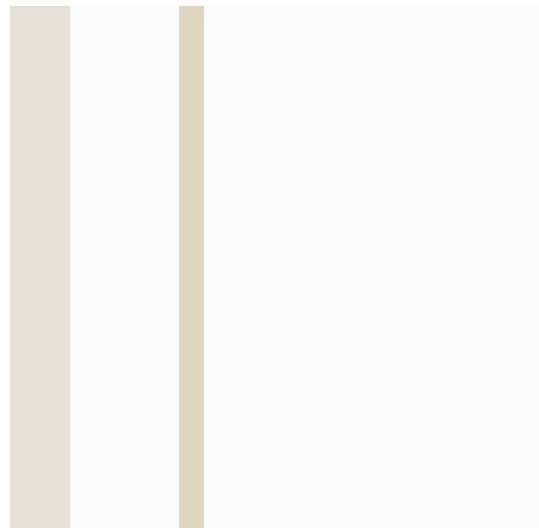




## Master Suite

A magnificently spacious master bedroom suite; with bespoke 'his and her' built in wardrobes, dressing area with further floor to ceiling storage units, and a blue limestone clad bathroom ornamented with the finest Axor Citterio, Dornbracht and Duravit brass and sanitary ware. As in the rest of the house, audio and visual, air-con and security can be controlled from the wall mounted touch screen panels or by remote control. A truly luxurious retreat.

**Master Bedroom**  
4.93 x 3.96m (16'2" x 13'0")





## Bedrooms

One guest suite and four further spacious double bedrooms span the four floors of the property. Each is individually decorated and finished with the finest paints and materials, and all are accompanied by exceptionally designed bathrooms.

### **Guest Suite**

4.21 x 3.48m (13'10" x 11'5")

### **Bedroom 3**

4.04 x 2.86m (13'3" x 9'5")

### **Bedroom 4**

4.77 x 2.95m (15'8" x 9'8")

### **Bedroom 5**

3.04 x 2.84m (10'0" x 9'4")

### **Bedroom 6**

4.58 x 3.87m (15'0" x 12'8")





## Garden

The substantial mood lit city garden is bordered by architectural planters abundant with Mediterranean olive trees. Decked with hard wearing Iroko and a year round 'evergreen' lawn, it provides a perfect space for relaxation, entertainment or play.

### Garden

13.40 x 4.89m (44'0" x 16'1")



**Important Notice**

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Brochure by **intu** design 020 7610 0200  
Photography: Alistair Nicholls

