

THE AUCTION HOUSE SALEM ROAD, LONDON W2



An amazing and unique Kelly Hoppen CBE designed and created apartment in Central London.

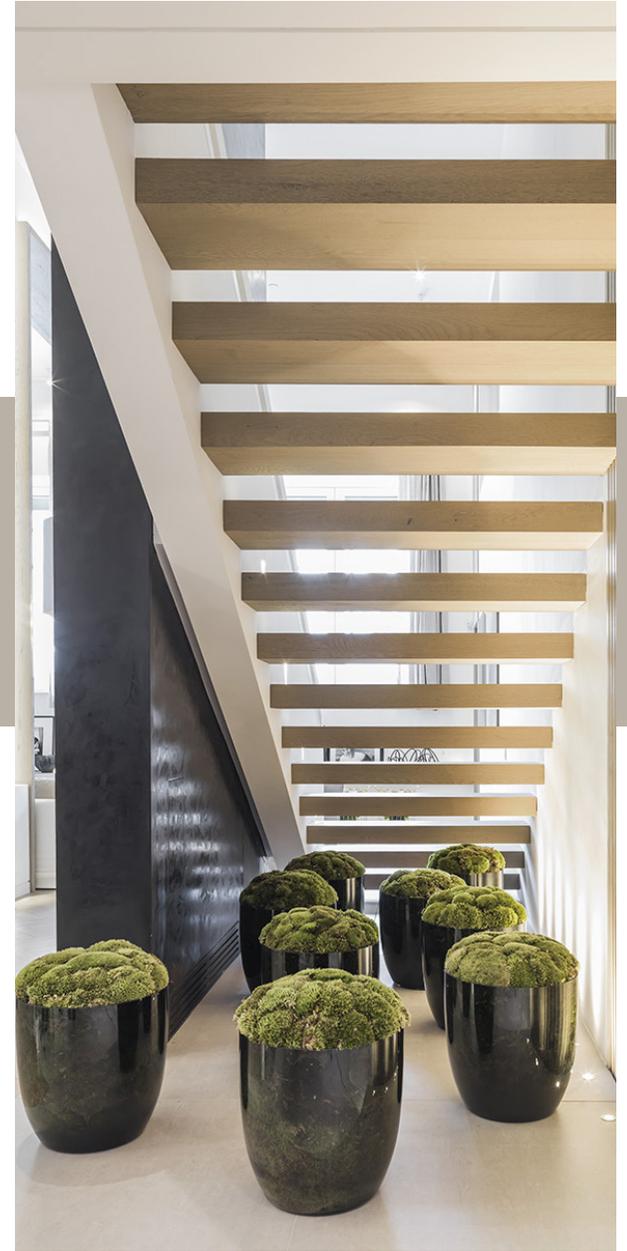
Kelly Hoppen took her inspiration from the Loft apartments in the Meatpacking District of Manhattan, New York and created it in Central London. This property is a truly spectacular home. Site of the former Bonhams (Phillips) Auction House in London W2, The Auction House, Salem Road is a jaw-droppingly stunning property. The design, materials used and exceptionally high quality of finish of this superb property is everything you would expect of a Kelly Hoppen project. It is unique and absolutely stunning and it is also more than a home, it is a work of art.







Kelly Hoppen CBE is a world famous Interior Designer with global appeal, whose diverse portfolio of projects includes; commercial properties, private homes, super yachts, private jets and five * hotels. She has consulted and worked on some of the finest homes around the world.



- ◆ 6,828 sq ft (634 sqm)
- ◆ 5.6 metre high ceiling
- ◆ Dramatic and elegant main reception area
- ◆ Snug and additional living zones
- ◆ 5/6 bedrooms
- ◆ Gym
- ◆ Secure off street underground parking for 3 cars in designated spaces
- ◆ High levels of security
- ◆ Own private secure entrance
- ◆ Additional rear access into the property
- ◆ Air Con
- ◆ Concierge Service available







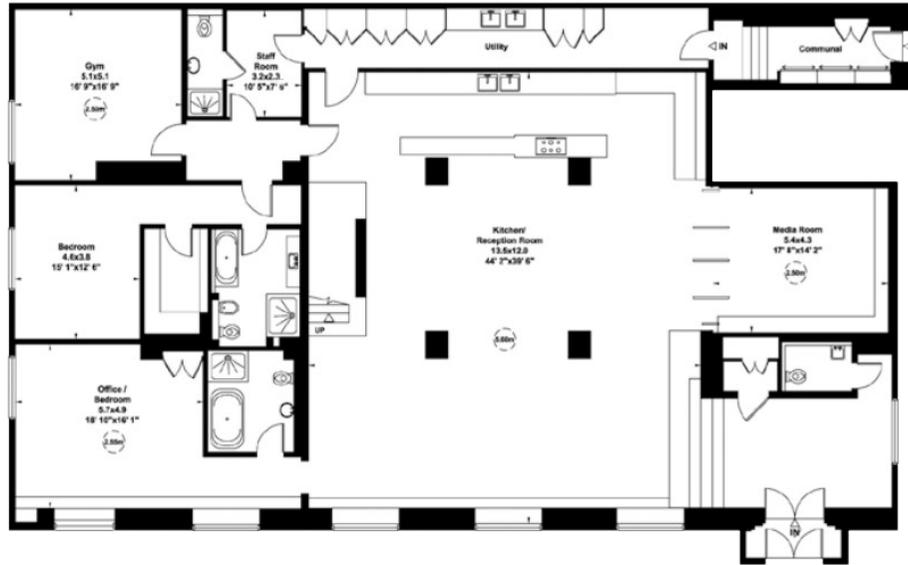




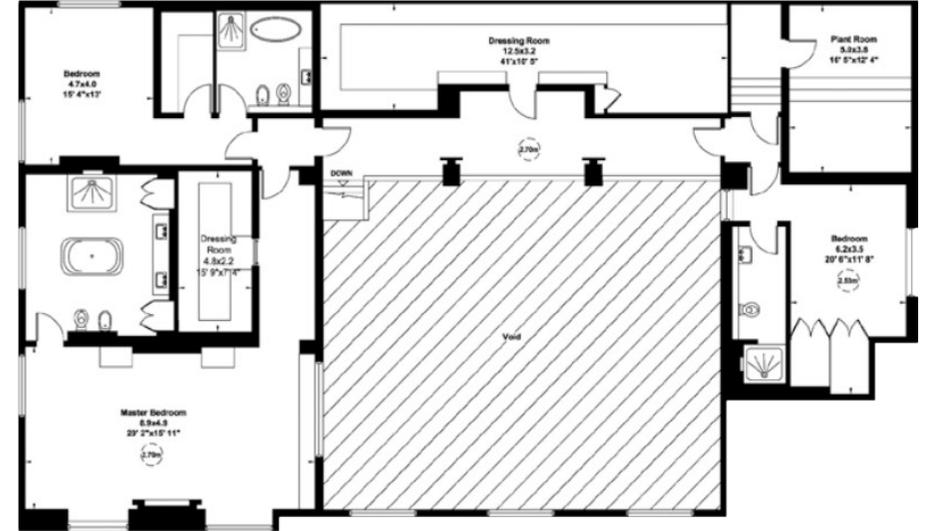








Ground Floor



First Floor

Approx Internal Area
 6,828 sq ft (634 sqm).
 5.6 metre high ceiling

Important Notice
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	57 D
39-54	E		
21-38	F		
1-20	G		

Ground Floor:

- ◆ Huge 44 ft x 39 ft living/entertaining area which has a 5.6m ceiling.
- ◆ Snug/Media Room.
- ◆ Kitchen with banquette seating breakfast area.
- ◆ Office or bedroom with ensuite bathroom.
- ◆ Gym.
- ◆ Bedroom with dressing room and ensuite bathroom.
- ◆ Staff bedroom with ensuite shower room.
- ◆ Utility room.
- ◆ Cloakroom.
- ◆ Coats cupboard.
- ◆ Additional secure rear entrance to property.
- ◆ Off street underground parking for 3 cars.

Upper Floor:

- ◆ Master bedrooms suite with bathroom and dressing room.
- ◆ Bedroom with dressing room and ensuite bathroom.
- ◆ Bedroom with ensuite shower room.
- ◆ Huge (41 ft long) walk in wardrobe/dressing room.
- ◆ Plant room.
- ◆ Mezzanine gallery.
- ◆ Leasehold 991 years remaining.

Asking Price £11,750,000.

Leasehold: 991 years unexpired.

Service Charge: £673.46 per quarter (excluding building insurance).

Car Parking Service Charge and Ground Rent: £2,250 per annum for all 3 spaces.

Furniture and furnishings available by separate negotiation.



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