



  
Mariana  
Real Estate

**Flat A 16 Culford Gardens  
Chelsea, London SW3 2ST  
£1,250 Per Week**

Situated within the heart of Chelsea, an exceptional luxury One Bedroom apartment located on the 1st floor of a beautiful period building. This stunning apartment has been completely refurbished to the highest of standards & luxuries include Bang & Olufsen audio/visual system with ceiling speakers in all principal rooms, app-controlled lighting, underfloor heating throughout, electric blinds with blackout blind in the bedroom. The apartment boasts impressive 2.75m high ceilings, & each of its fastidiously designed rooms have grand, handmade French-doors, no expense has been spared to create one of Chelsea's most stunning homes.

The open-plan reception is perfect for both relaxing & entertaining, and contemporary furnishings complement the magnificent Moltini & C kitchen, engineered by Dada, & meticulously crafted & perfected with Gaggenau appliances, which include a 32-bottle wine cooler. The stunning Calacutta Borgehini marble used for the kitchen is cut from the finest Italian slabs that have been hand chosen & imported specifically for the project. The luxurious bathroom has been entirely clad in opulent Namibian White Marble with contrasting black metal PVD coated Gessi hardware, & features a double walk-in wet room, & heated wall, perfect for gently warming your towels. The sumptuous bedroom has a spacious floor to ceiling bespoke Moltini & C wardrobe, and Storage space has been carefully considered, with both bedroom & reception room having handmade cuboards made by Italian artisans & complemented with soft Italian leather seating.

This exceptional residence is bathed in natural light offering a wonderful layout with elegant interior, & high-quality finishes. The flooring is elegant Scandinavian engineered oak & balances the apartments colours and tone. Located close to the boutiques of Sloane Street & amenities of Kings Road. This beautiful apartment offers the perfect blend of style & comfort, & is now ready for immediate occupation.



**Living/Dining/Kitchen**

23'0" x 17'6" (7.02 x 5.35 )



**Bedroom**

16'0" x 8'10" (4.90 x 2.71)



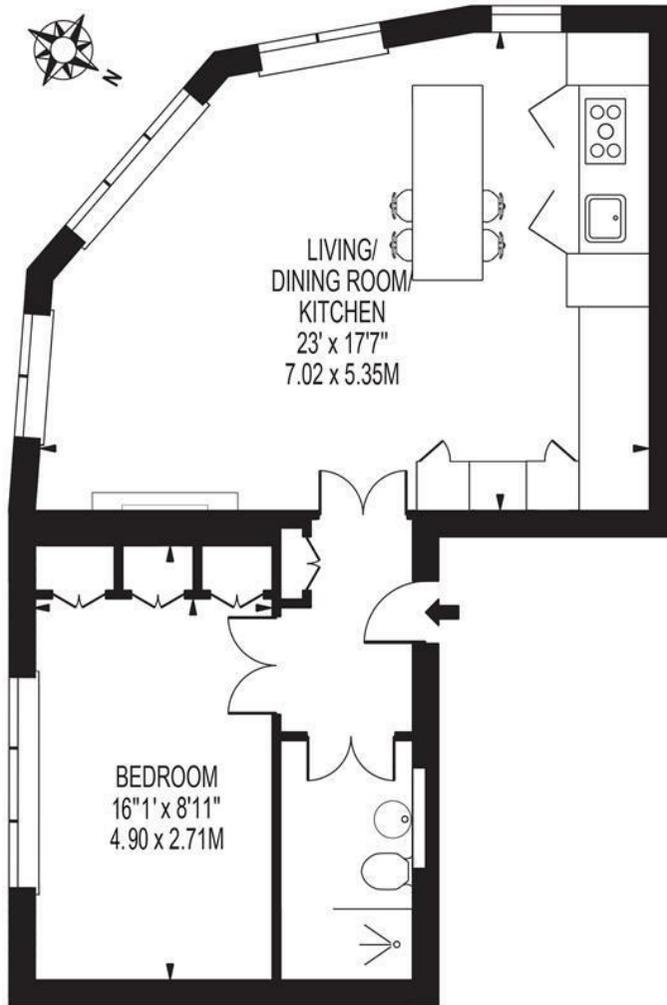
**Bathroom**





# CULFORD GARDENS

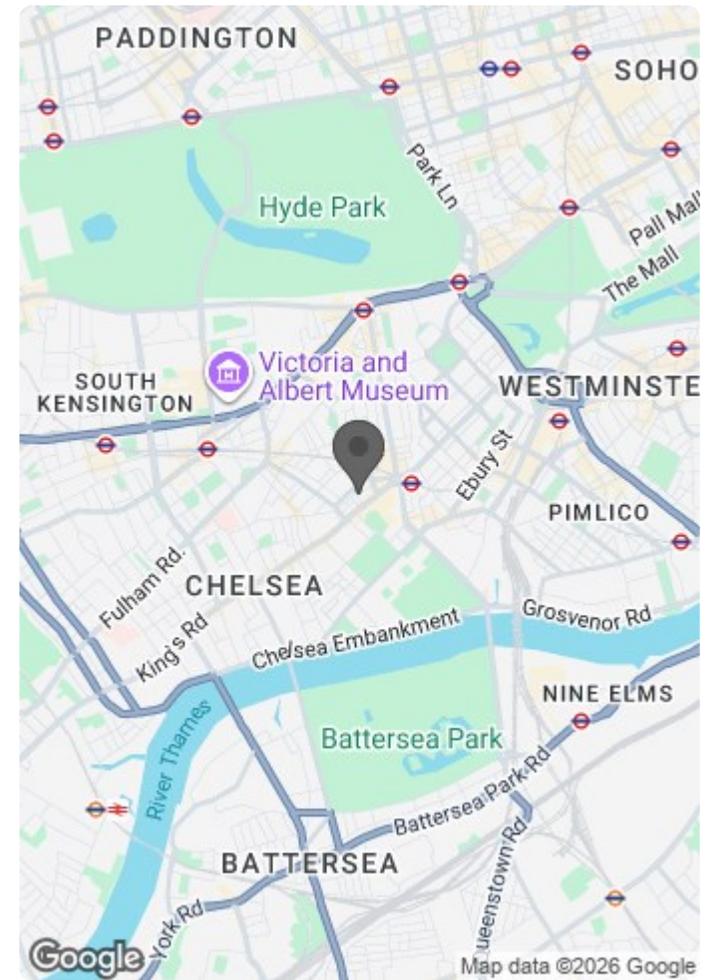
APPROXIMATE GROSS INTERNAL FLOOR AREA: 626 SQ FT - 58.1 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	