

13 Upper Phillimore Gardens W8, Façade retention in conservation area, Value £3.6m

Conversion from apartments within a converted period property, back into a single dwelling. Local rental market identified a lack of single period houses for rent. Undertaking a valuation of the proposed size of the property, number of reception rooms, bedrooms and bathrooms, provided us with a cost build forecast and expected rental income of £10k to £12k per week. Works included retain external period fabric, complex cantilevered internal oval staircase, structural steel frame, basement dig out to the front and rear of the property, excavation of new kitchen glass box to the rear and new mansard roof to match neighbouring property.



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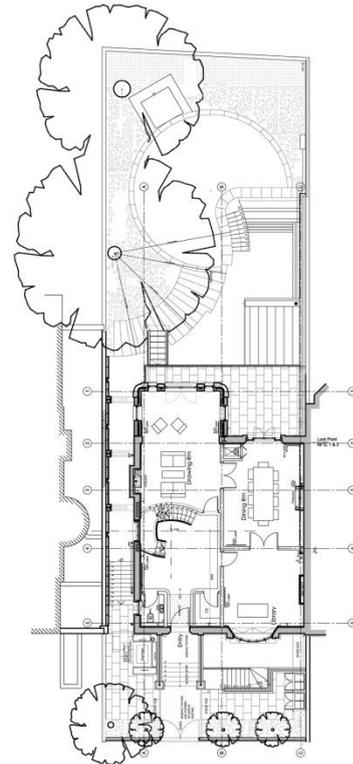
1. Rear Basement dig-out to provide pile foundations to support new internal steel frame and new glass box rear addition for the kitchen/breakfast room.

2. Front main entrance retained, with new concrete staircase below to replicate existing but provide additional storage space below for central heating plant.



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3. Excavation of rear garden with piling to neighbouring party garden wall, following agreed awards to provide rear kitchen extension.



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4. Proposed plan of rear extension and garden layout.



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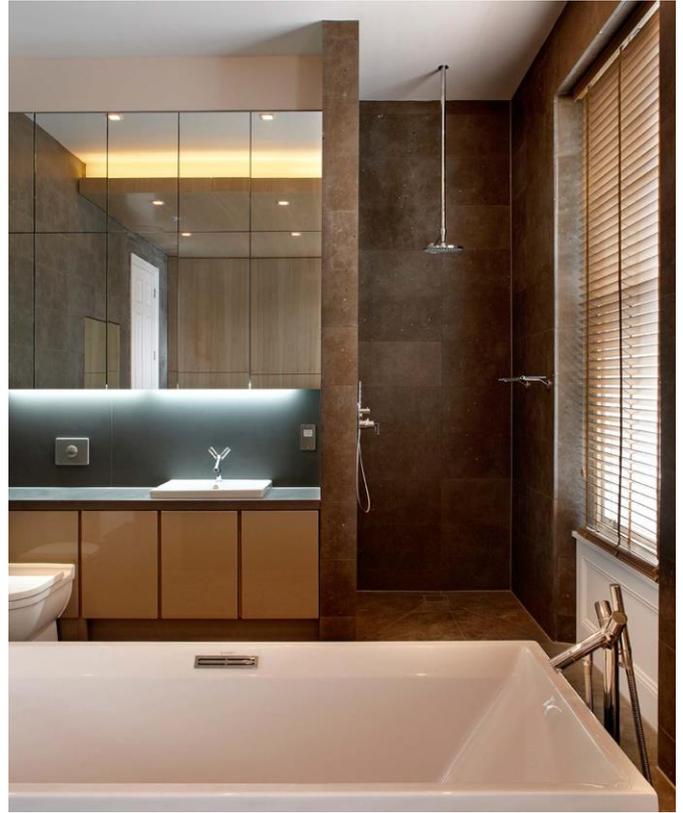
5. Rear Glass Box Kitchen extension and landscaped garden. Works included restoration of rear elevation brickwork and painted render stucco with matching neighbours roof conversion.

At ground floor level there is a large terrace leading from both principle reception rooms.



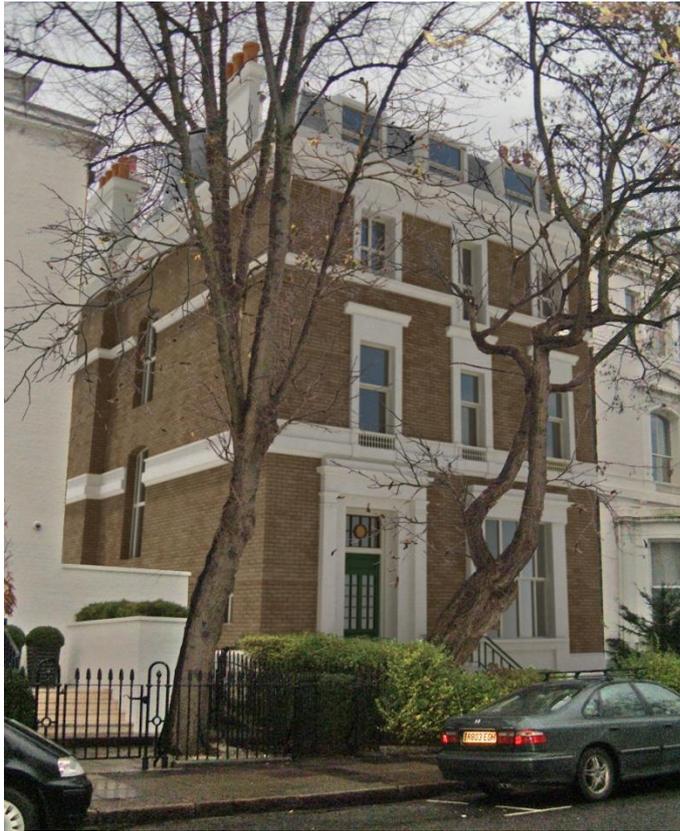
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6. Front hallway with cantilevered oval staircase and limestone floor. Steel staircase framework finished in American Oak, with curved glass balustrades and oak handrails.



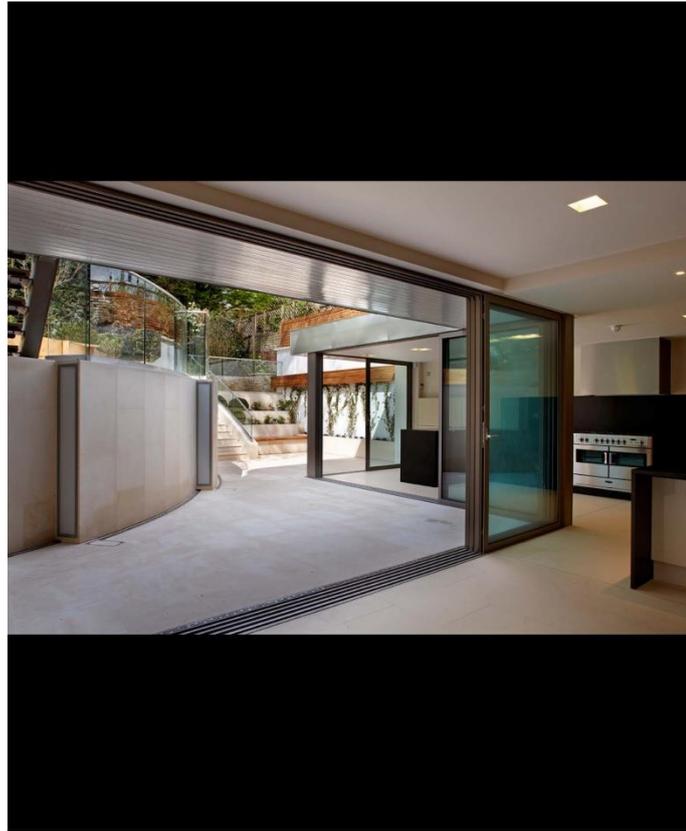
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7. Principle bathroom with large central free-standing bath, granite wet area, 2 wash hand basins with large mirror fronted vanity unit.



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8. Restored front and side elevation matching original to comply with conservation planning conditions.



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9. View of lower ground floor terrace from breakfast room, with open large glass sliding doors