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FLORIO BILIŃSKI

4 Fairholt Street

Freehold

Price on application



Florio Bilinski design and build exceptional properties.

They create bespoke residential developments for people who want something uniquely different. Something exclusive to reflect their lifestyle and status.

Using the highest quality materials and the finest craftsmanship their portfolio of properties has been created to bring the very best of intelligent contemporary design to their most discerning international clients.

Incorporating visionary space planning and luxurious finishes, furnishings and fittings their properties are a surprise to the senses making them the most sought after in London.

Expect the Unexpected



Expect the Unexpected

## Fairholt Street

Set in the heart of one of London's most exclusive neighbourhoods, 4 Fairholt Street is the latest property to undergo a complete refurbishment by Florio Bilinski.

Located in a quiet road in the heart of 'Knightsbridge Village', just off Montpelier Square, this elegant listed 1927 townhouse was originally designed and built by Baille Scott & Beresford, the famous arts and crafts architects of that era.

In easy reach of the fashionable shops and restaurants of Knightsbridge and the famous museums of Kensington it is the perfect residence for people who seek the finer qualities of London life.

With accommodation over 5 floors, this three bedroom luxury townhouse is fitted throughout with the latest technology whilst retaining much of it's period character. It also boasts a beautiful private patio garden.

And as with all Florio Bilinski developments the property combines the highest quality craftsmanship with innovative space planning and breathtaking contemporary design.

Due for completion the latter part of 2012, 4 Fairholt Street is set to become one of London's most desirable residences.



FEATURES

- Cinema room with 92" Electric Projector screen
- 3D Projector with 5.1 Surround sound
- 3D Blu-Ray with Sky HD
- Harmony Touch screen control and surround sound speakers
- CCTV surveillance cameras recorded and viewable on screen house system
- Bespoke joinery throughout
- Air conditioned/comfort cooling
- Silk/wool carpets
- Lutron scene lighting

STUDY/ BEDROOM 3

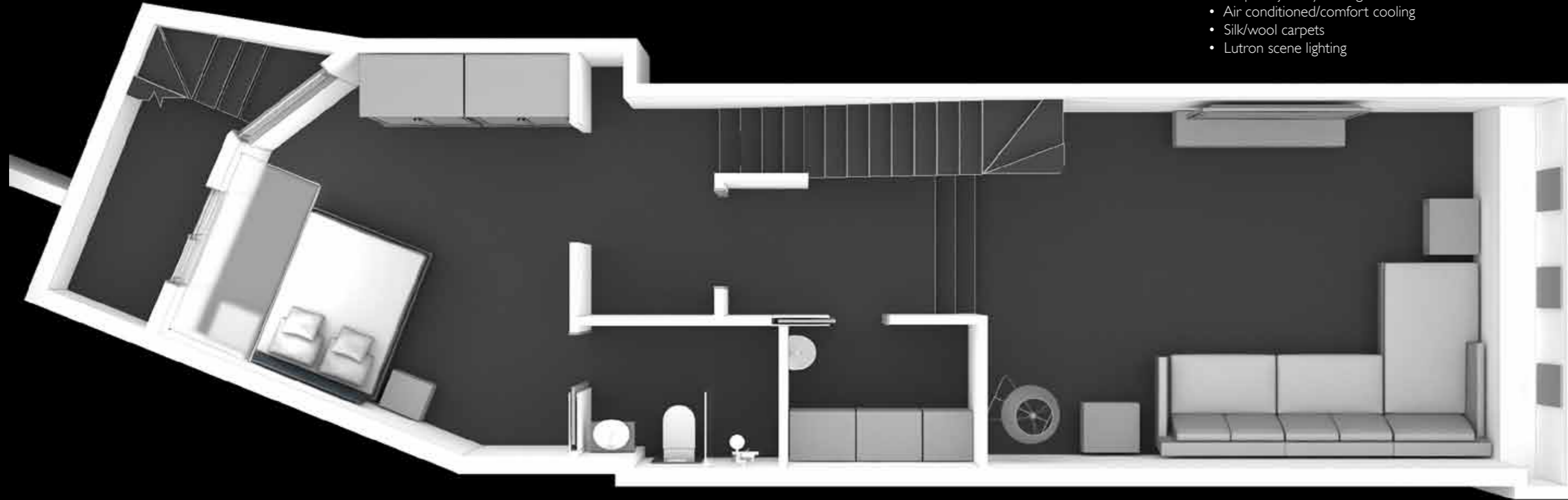
- Entertainment center
- Touch screen music controller
- iPod docking
- Air conditioning /comfort cooling
- Bespoke cupboards
- CTO lighting

ENSUITE SHOWER ROOM /WC

- Designer sanitary ware
- Under floor heating
- Marble tiled walls and floor
- Rainman shower

PLANT ROOM

- Boosted cold water supply with hydro – pneumatic accumulator to maintain a constant 3 bar pressure
- Lutron power and processing unit
- Comprehensive intruder alarm box
- Water softener
- Central server for AV
- Multi zone distribution
- wireless access



Basement

576 sq ft (53.5 sq m)

# FAIRHOLT ST



Basement  
576 sq ft (53.5 sq m)



KITCHEN

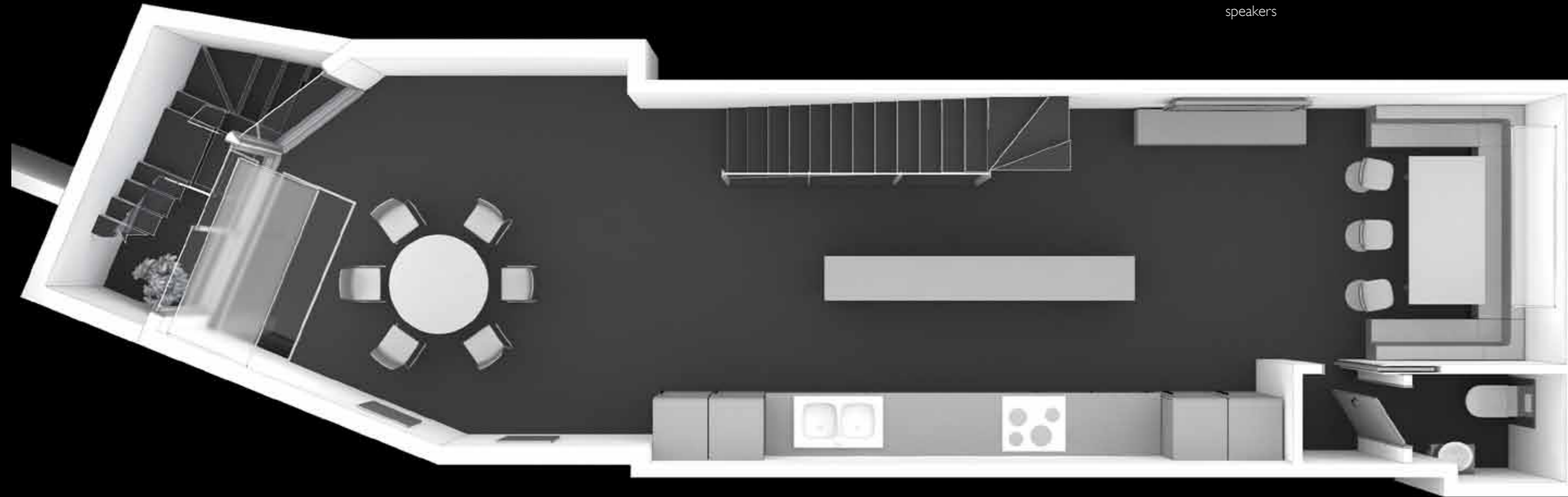
- Bespoke handmade kitchen
- Quartz stone work tops
- High quality appliances ovens, hob, extractor, dishwashers, coffee machines,
- Fridge / freezer , wine fridge
- Pan warming drawers
- Convection / microwave oven
- LCD television / entertainment Centre, Touch screen music controller , flush fit speakers

DINING ROOM

- Franke sink for ice
- Air conditioning/comfort cooling throughout
- Lutron programmable scene lighting
- Custom made remote controlled gas fire
- Wide plank walnut timber floors with under floor heating
- Light well over breakfast bar with banquette seating
- Lutron scene lighting

WC/CLOAKROOM

- Designer sanitary ware
- Heated stone floors
- Bespoke mirror paneling
- Sub zone playing the same audio as in the dining room.



Lower Ground Floor

576 sq ft (53.5 sq m)

# FAIRHOLT ST



Lower  
Ground  
Floor  
576 sq ft (53.5 sq m)



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FAIRHOLT ST

Ground Floor

441 sq ft (41 sq m)



RECEPTION/LIVING ROOM

- 40" Smart LED DLNA TV
- Remote controlled picture lift
- Entertainment Centre
- Wide plank wooden floors underfloor heated
- iPod dock
- Custom made remote controlled fireplace
- Air conditioning/ comfort cooling
- Flush fitted colour coded high quality speakers
- Harmony Touch screen control
- Bespoke wardrobes
- Custom made plantation shutters
- Lutron scene lighting



# FAIRHOLT ST



Ground Floor  
441 sq ft (41 sq m)

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FAIRHOLT ST

First Floor

344 sq ft (31.98 sq m)

**BATHROOM 2**

- Waterproof 22" Waterproof LCD TV
- Flush Fit colour coded high quality speakers
- Designer sanitary ware
- Underfloor heating
- Tiled walls and floor
- Bespoke vanity units
- Custom made mirrors
- Rain man shower

**BEDROOM 2 WITH WALK-IN DRESSING ROOM**

- Custom made remote controlled fireplace
- Solid wood wide plank floors with underfloor wet heating
- 40" LED DLNA TV
- Automated picture lift panel
- Harmony Screen control
- Entertainment Centre
- Flush fitted high quality speakers
- Bespoke wardrobes and joinery
- Air conditioning/comfort cooling
- Custom made plantation shutters

**EN SUITE BATHROOM 2**

- Designer sanitary ware
- Waterproof 20" LCD TV
- Underfloor heating
- Tiled walls and floor
- Flush fitted speakers
- Bespoke vanity unit
- Custom made mirrors
- Rain man shower



# FAIRHOLT ST



First Floor  
344 sq ft (31.98 sq m)

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FAIRHOLTS

Second Floor

336 sq ft (31.23 sq m)

**MASTER BEDROOM SUITE**

- Wide plank solid wooden floorboards
- Underfloor wet system heating
- Bespoke plantation shutters
- Bespoke joinery to dressing room
- Tailor made remote controlled fireplace
- Custom made raised glass roof lantern
- Air conditioning/comfort cooling
- Flush fitted state of the art ceiling speakers
- 40" Smart LCD
- Harmony touch screen control

**MASTER BATHROOM AND DRESSING ROOM**

- Waterproof 22" LCD TV
- Designer sanitary ware
- Underfloor heating
- Tiled floor and walls
- Bespoke made vanity unit
- Flush fitted colour coded ceiling speakers

**REAR GARDEN**

- Bespoke bench seating and table
- Water feature by RHS Chelsea Award winner Alan Wilson
- Stone laid patio
- Access to lower levels via bespoke stairs
- Wiseman remote controlled exterior lighting

**CABLING**

- New electrical and Cat5 cabling installed throughout the house
- Telephone and multiple communication points in all rooms to allow for a LAN wireless network including and or/ telephone exchange
- Principal rooms for additional local AV, satellite TV, 3DBlu Ray, TV Ipod, HD Movies, SkyTV
- WiFi throughout



# FAIRHOLT ST



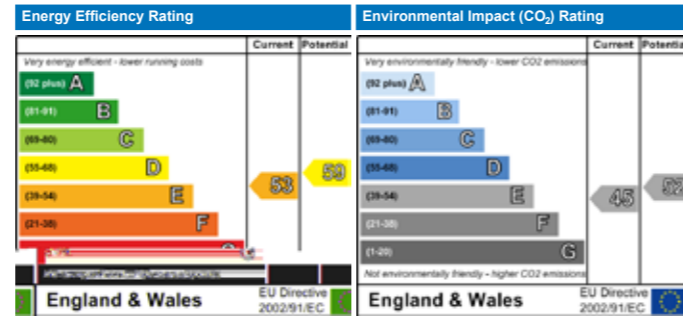
Second Floor  
336 sq ft (31.23 sq m)

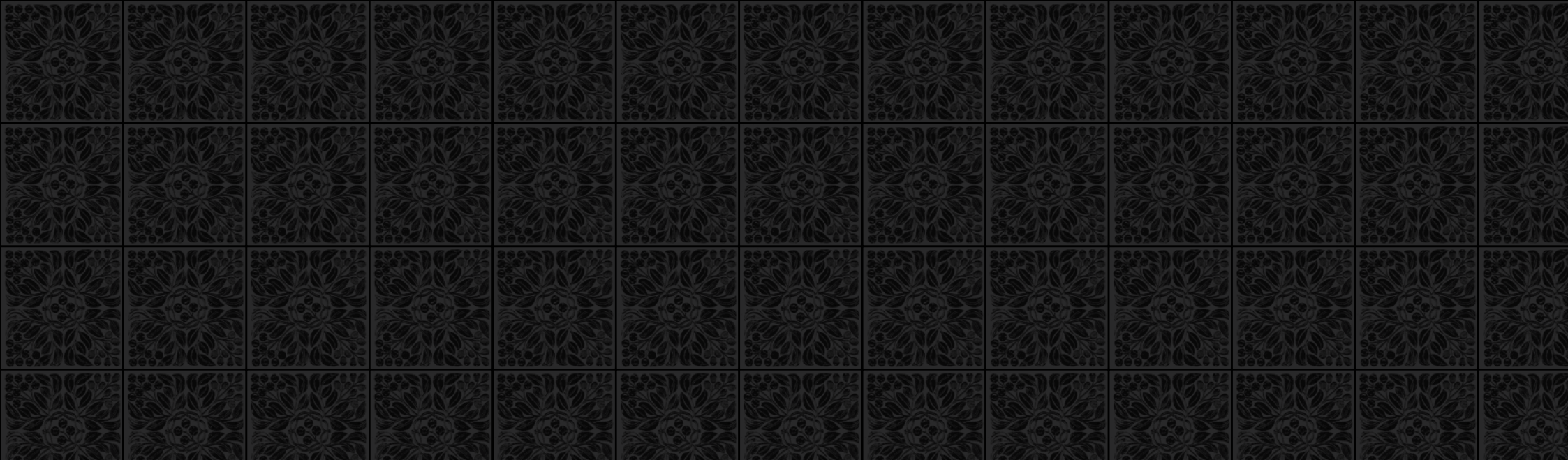


4 FAIRHOLT STREET	INTERNAL AREA (sq ft)	INTERNAL AREA (sq m)
Basement	576 sq ft	53.50 sq m
Lower Ground Floor	576 sq ft	53.50 sq m
Ground Floor	441 sq ft	41.00 sq m
First Floor	344 sq ft	31.98 sq m
Second Floor	336 sq ft	31.23 sq m
Total	2273 sq ft	211.00 sq m

Note: All overall areas are measured from the outside faces of external and party walls. All dimensions taken at widest point at floor level. All dimensions and areas are approximate and subject to an "as built" survey.

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