

Deal sealed on Chelsea super-home

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An 'unrivalled' 11,000 sq ft mansion in The Boltons Conservation Area has been snapped up after listing at £40mn.

Agents have confirmed the sale of "one of the finest family homes in Chelsea".

The turnkey mansion in the midst of The Boltons Conservation Area has found a buyer after listing quietly at £40mn, *PrimeResi* understands.



Weighing in at c.11,000 sq ft, the period pile on Cresswell Place has five floors of "unrivalled" living accommodation kitted out with the latest tech.

Along with some large-scale reception spaces and five bedroom suites, the "incredible" leisure facilities include a 15m swimming pool, gym and spa.



Marketing materials prepared by listing agent Ian Green Residential also described a car stacker, passenger lift, and separate staff area.

The "one-off" property previously underwent a six-year redevelopment programme at the hands of luxury specialist Albyns; records show it last changed hands in 2018, after reportedly going into receivership and being relaunched with a £16.5mn price cut, triggering a stampede of interest and a flurry of headlines.



Details on the purchase price and buyer are undisclosed, but it sounds like a very different process this time round...

“ Ian Green, founder of Ian Green Residential, told *PrimeResi*: “Cresswell House is a unique property located in one of the finest locations in London, regardless of market conditions there is only a small amount of quality properties available at any one time of this calibre. “We knew that Jonathan Smith at Off Market London Property had a client that was looking for a turnkey house with all the amenities one could wish for. As I had sold this to my client previously, I was able to offer them something rare and unavailable anywhere in the market. They were the only party that we gave access to.”



While the **mainstream market** has seen price rises cool of late, the top-end has continued to be characterised by low supply and high demand. Just under eight buyers have registered their interest for every available £10mn-plus property in London so far in 2022, according to **data** released by Knight Frank last month.

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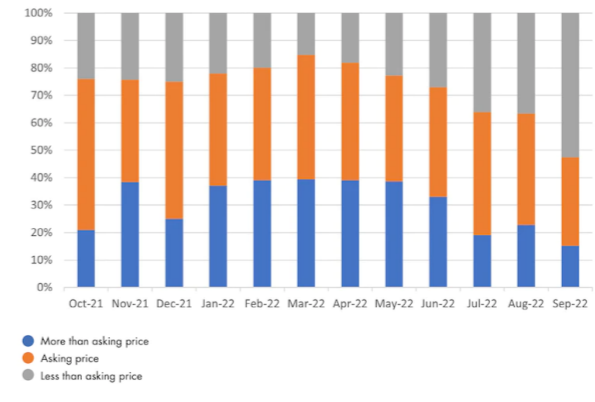
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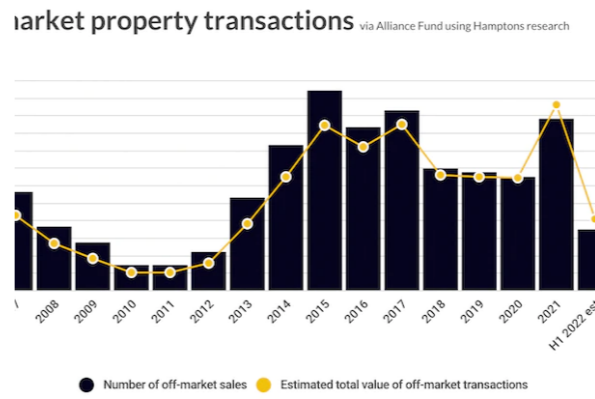
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