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FLORIO BILIŃSKI

Freehold  
Price on application





FB

FLORIO BILIŃSKI

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



**FB**

FLORIO BILIŃSKI

This beautiful townhouse is situated close to the King's Road and Fulham Road with their vast array of fashionable restaurants and shops.

The spectacular interiors, by our award winning design team, include a wealth of beautiful features expertly married to contemporary design specifications.

The sophisticated decor of white walls and dark floors make a striking first impression, with natural light enveloping you throughout the house the sense of space is overwhelming.

The accommodation is arranged over three floors each exuding space and light and where form and function work in perfect harmony.









Expect the Unexpected













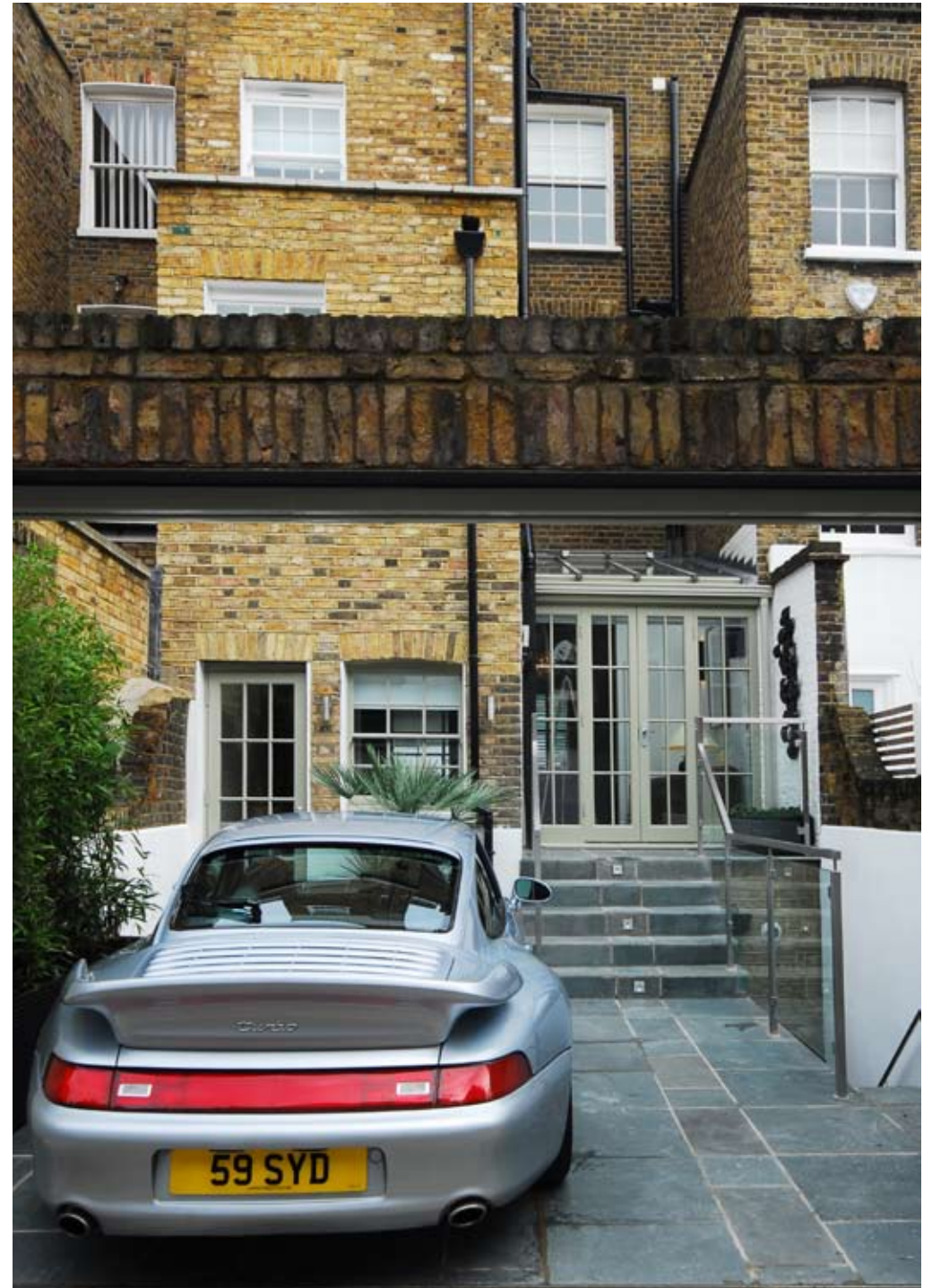








Expect the Unexpected



## Lower Ground Floor

### KITCHEN

Custom made lacquered kitchen by renowned Belgian cabinet makers Baden & Baden

Quartz stone white worktops and walnut splash backs  
High quality appliances

Flat screen LCD

Thermostatically controlled underfloor heating

Wide plank solid wood floors

Feature lighting

Media area housing server and Ipod docking

### DINING AREA

Solid walnut bespoke made table

Bench seating with raw silk cushions

Custom made mirrored wall panel

Recessed ceiling speakers

Glass niches to hall

### RECEPTION ROOM/ SNUG

Home entertainment system

Custom made remote controlled fireplace

Plantation shutters

Alarm system with motion detection

Feature lighting

Intercom with camera entry

Underfloor heating throughout

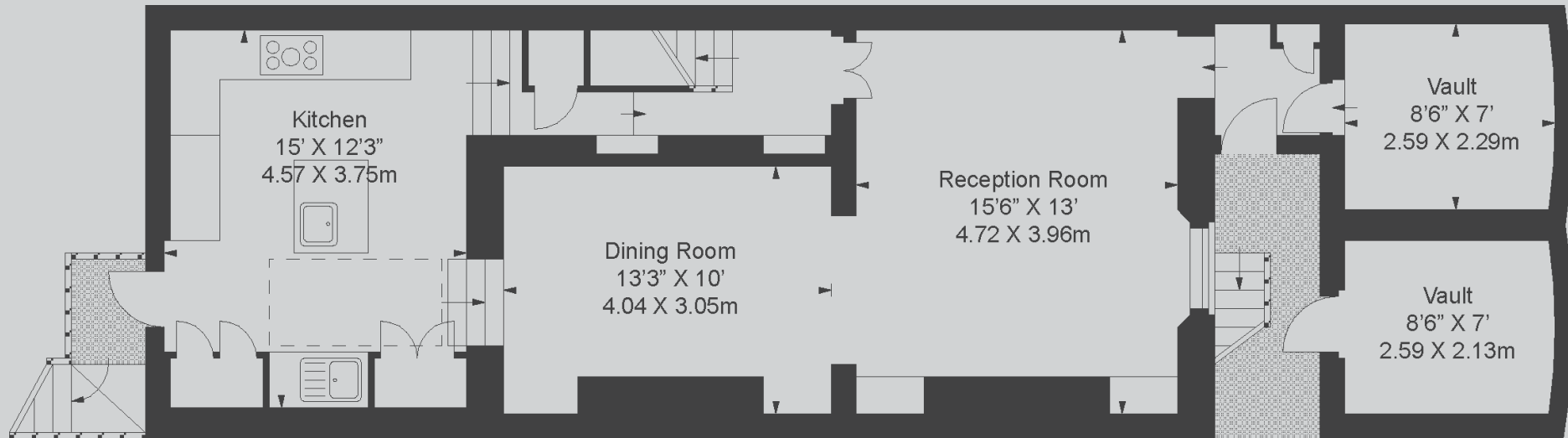
Ipod docking facility

LCD





## Lower Ground Floor



KITCHEN

15' x 12'3"  
(4.57m x 3.73m)

DINING ROOM

13'3" x 10'  
(4.04m x 3.05m)

RECEPTION ROOM

15'6" x 13'  
(4.72m x 3.96m)

VAULT

8'6" x 7'  
(2.59m x 2.29m)

VAULT

8'6" x 7'  
(2.59m x 2.13m)

TOTAL AREA

802 sq ft  
(74.50 sq m)

## Ground Floor

## ENTRANCE HALL

Heated wooden floors  
Communication system  
Period staircase

## RECEPTION ROOM

Custom made period fireplaces with stone surrounds  
Plaster in ceiling speakers  
Bespoke Joinery housing concealed LCD TV  
Opus Home Entertainment system  
Sash windows with plantation shutters  
Intercom and Camera facility  
Motion detection for alarm system  
Bespoke shelving units in recesses  
Silk chandelier by CTO

## CONSERVATORY

Glass conservatory  
Electrically operated roof lights  
Wide plank floorboards with glass atrium to lower ground

## GUEST CLOAKROOM

Designer sanitary ware  
Heated Stone floor  
Bespoke mirror with movement detection sensor  
Heated stone floor

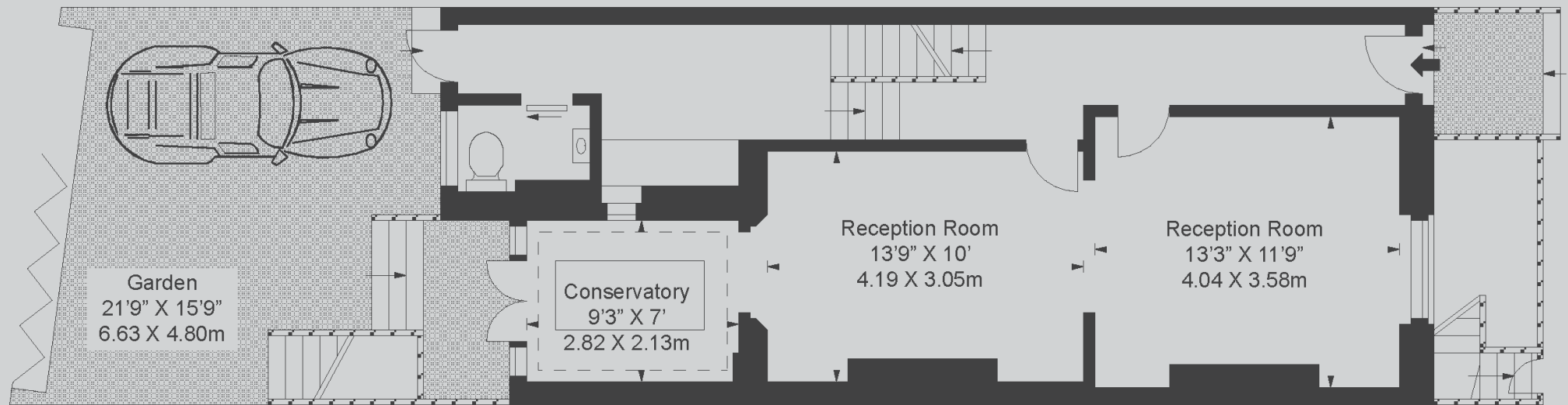
## REAR HALL STUDY AREA

Bespoke joinery  
Glass light wall panels through to conservatory  
Wine storage area  
Ipod docking





## Ground Floor



GARDEN

21'9" x 15'9"

(6.63m x 4.80m)

CONSERVATORY

9'3" x 7'

(2.82m x 2.13m)

RECEPTION ROOM

13'9" x 10'

(4.19m x 3.05m)

RECEPTION ROOM

13'3" x 11'9"

(4.04m x 3.58m)

TOTAL AREA

628 sq ft

(58.34 sq m)

## First Floor

### BATHROOM 1

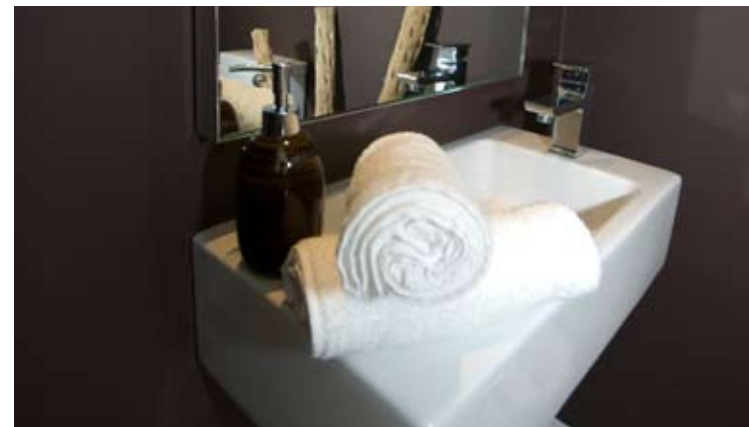
Designer sanitary ware  
Bespoke joinery  
Heated stone floor  
Bespoke vanity unit  
Frameless glass shower  
Rainman shower head with body jets

### BEDROOM 1

Comfort cooling by Daikin  
Custom made fireplace  
Bespoke joinery  
Plantation shutters  
Plaster in speakers  
French doors leading onto Juliet balcony  
Video entry system  
Wall mounted and tablet Opus touch system  
Wide plank wooden floor

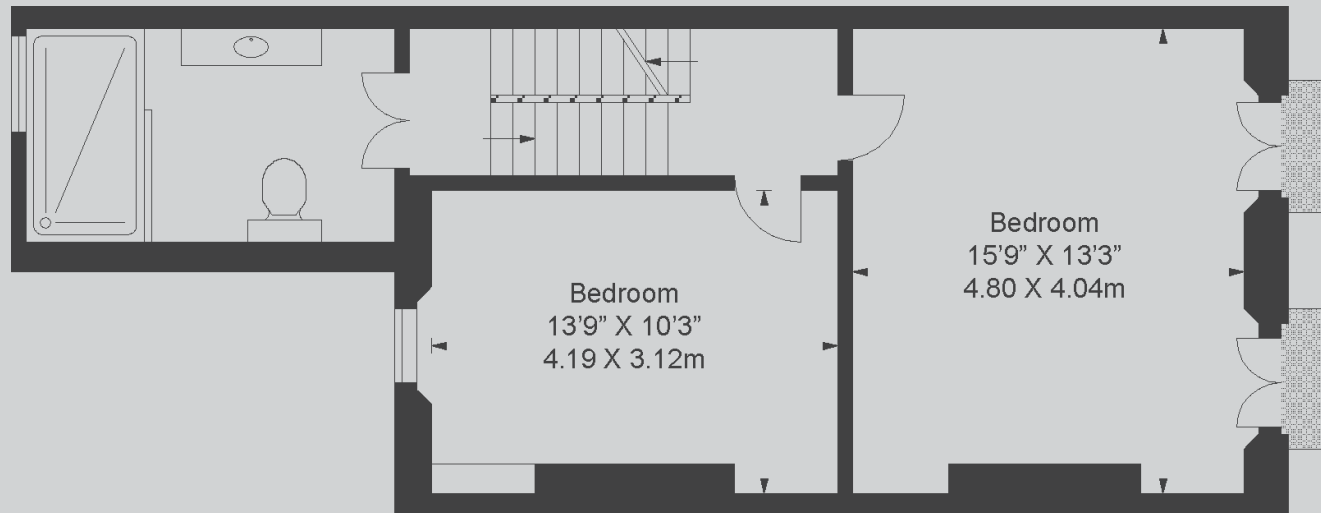
### BEDROOM 2

Recessed ceiling speakers  
Comfort cooling by Daikin  
Silk / wool carpets  
Sash windows overlooking rear garden  
Opus home entertainment system  
Silk Roman blind





## First Floor



BEDROOM

13'9" x 10'3"  
(4.19m x 3.12m)

BEDROOM

15'9" x 13'3"  
(4.80m x 4.04m)

TOTAL AREA

543 sq ft  
(50.45 sq m)

## Second Floor

### BEDROOM 3

Comfort cooling  
Plantation shutters  
Bespoke joinery  
Sash windows with acoustic glass  
Recessed ceiling speakers  
Opus touch panel  
Silk / wool carpets

### ENSUITE SHOWER ROOM

Framless glass walk in shower  
Designer sanitary ware  
Underfloor heated stone floor

### STUDY

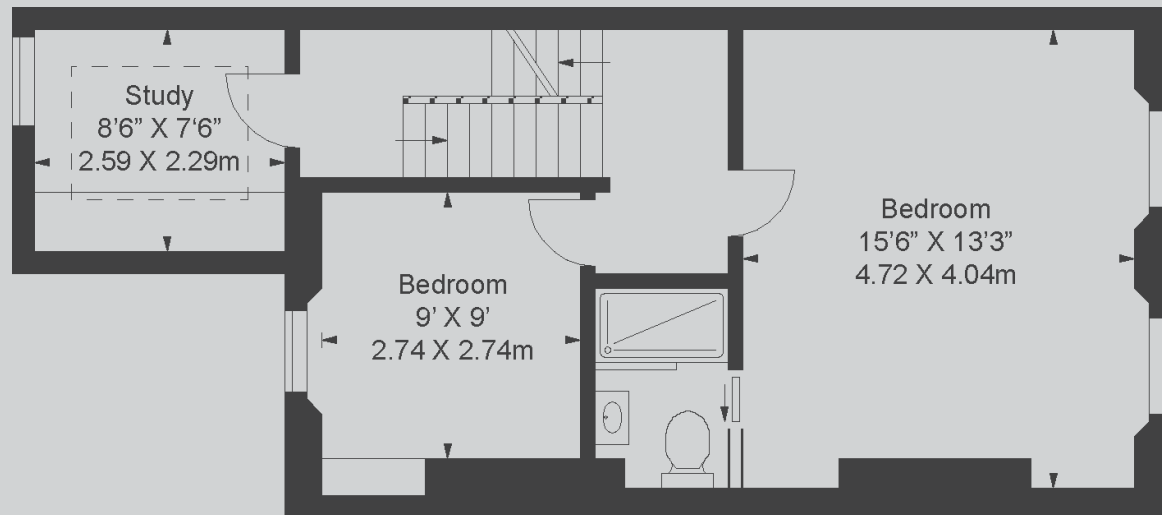
Custom made joinery  
Raised glass roof  
Ipod docking  
Recessed speakers

SPECIFICATIONS





## Second Floor



STUDY

8'6" x 7'6"

(2.59m x 2.29m)

BEDROOM

9' x 9'

(2.74m x 2.74m)

BEDROOM

15'6" x 13'3"

(4.72m x 4.04m)

TOTAL AREA

517 sq ft

(48.03 sq m)





## Third Floor



MASTER BEDROOM  
13'9" X 12'3"  
(4.19m X 3.73m)

TOTAL AREA  
375 sq ft  
(34.84 sq m)

PROPERTY	INTERNAL AREA (sq ft)	INTERNAL AREA (sq m)
Lower Ground Floor	802 sq ft	74.50 sq m
Ground Floor	628 sq ft	58.34 sq m
First Floor	543 sq ft	50.45 sq m
Second Floor	517 sq ft	48.03 sq m
Third Floor	375 sq ft	34.84 sq m
Total	2865 sq ft	226.16 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.







Expect the Unexpected







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