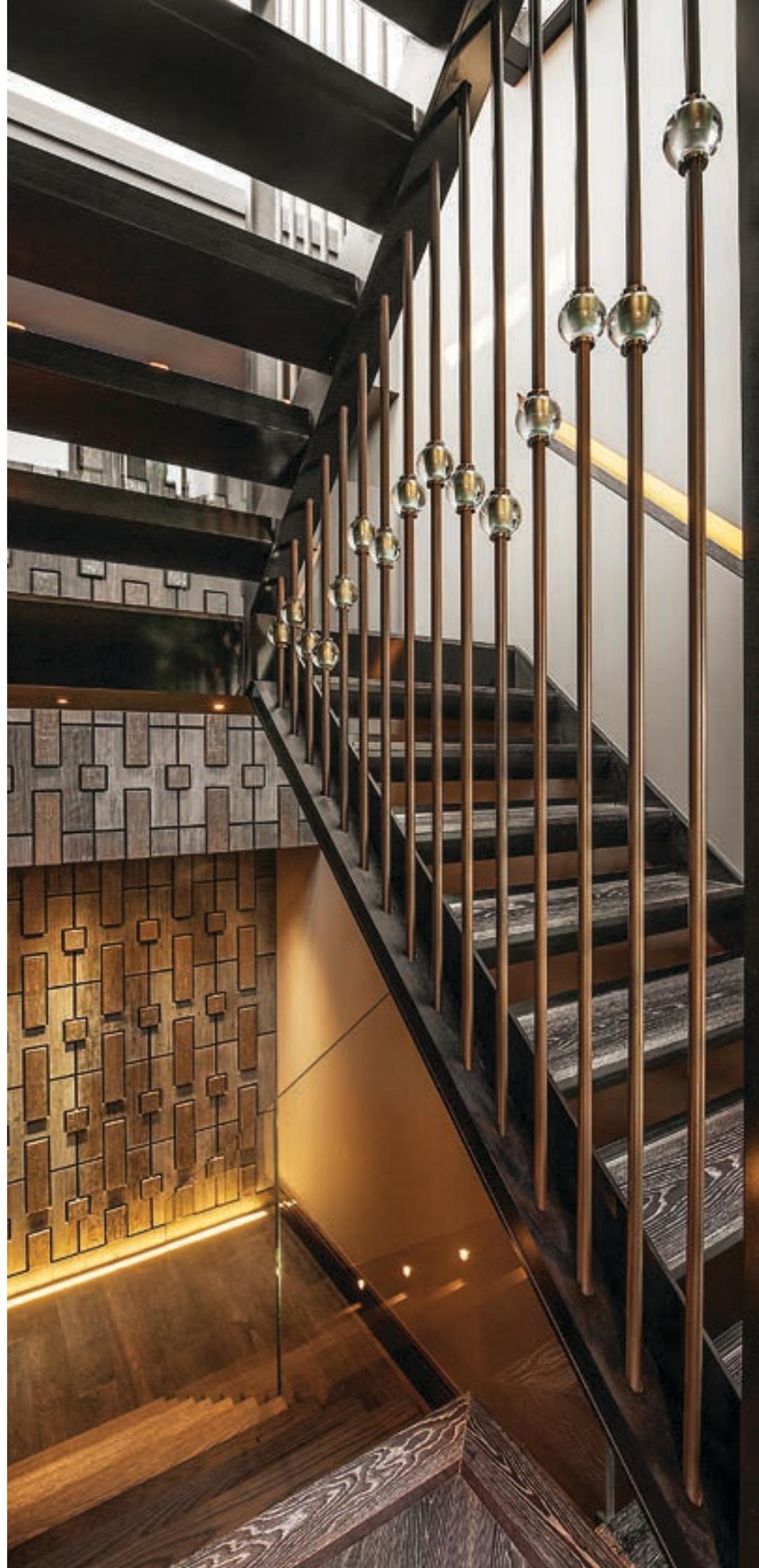
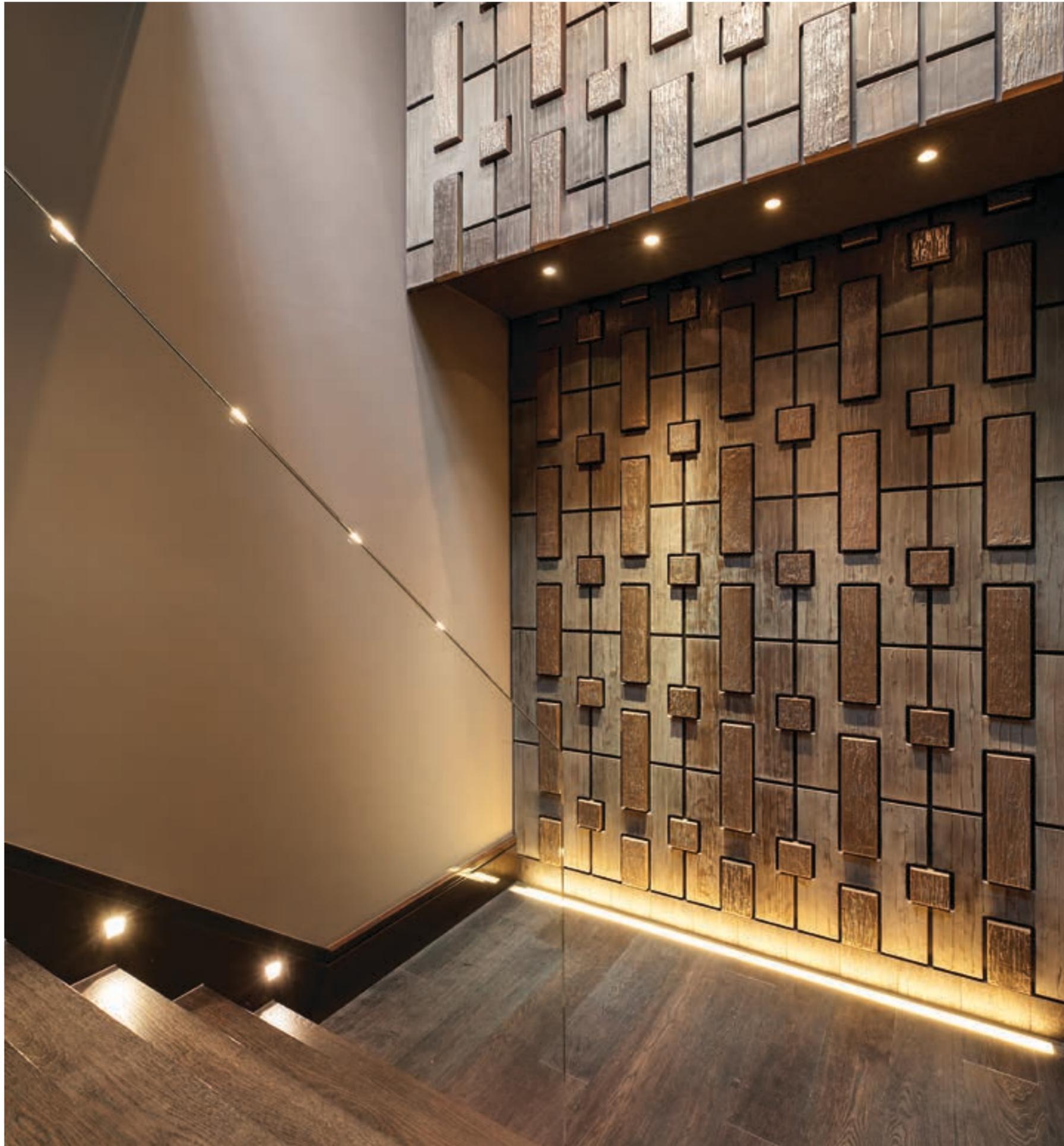


RUTLAND GARDENS

KNIGHTSBRIDGE SW7





Leafy, affluent and cosmopolitan, Knightsbridge is without question one of the world's most desirable neighbourhoods.

Dating from the 1870s and originally part of a large private estate, Rutland Gardens is nestled in the area's historical centre, half way between the sophisticated shopping of Sloane Street and the wide open spaces of Hyde Park. It is the only private gated road in Knightsbridge and benefits from twenty-four hour security with regulated vehicle entry and parking.





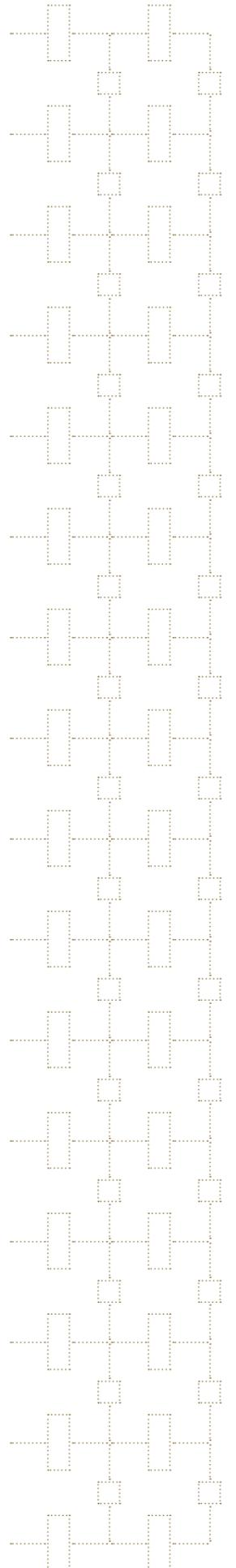


This exceptional penthouse apartment, laterally converted across the top three floors of an attractive pair of Victorian buildings, has been meticulously remodelled to provide light and spacious accommodation of just under 5,000 sq ft. Approximately 700 sq ft of external terracing provides outdoor entertaining space with outstanding views across London.

The penthouse has been created with exquisite craftsmanship and the finest possible materials.

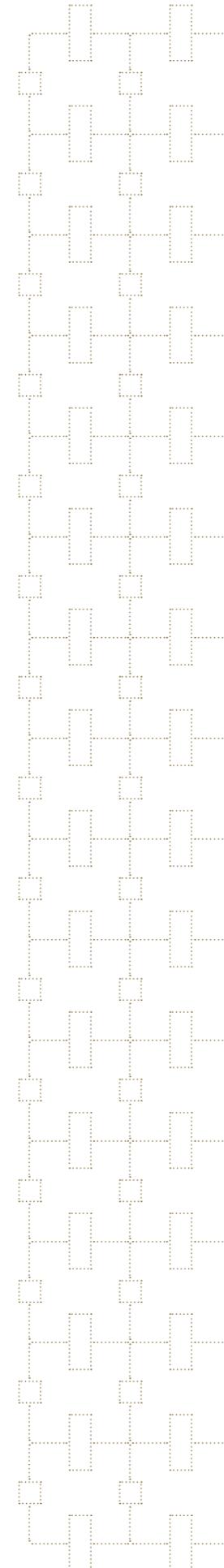
The quality of the finish, design and specification is second to none and, in our opinion, it would be difficult to find another apartment in central London completed to such a high standard.

The property is ready for immediate occupation. A bespoke furniture package and an outstanding collection of modern British art are also available by separate negotiation.



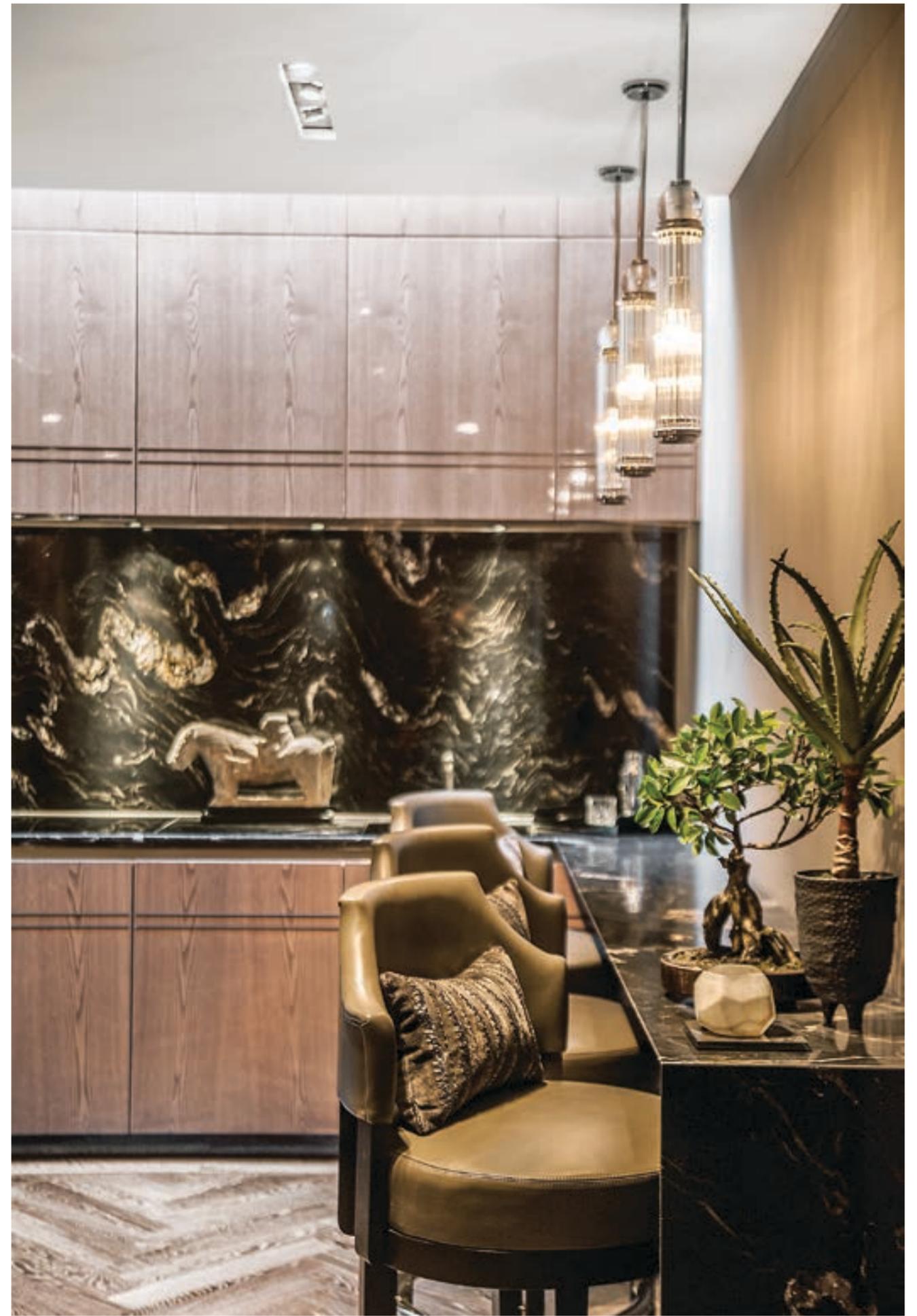


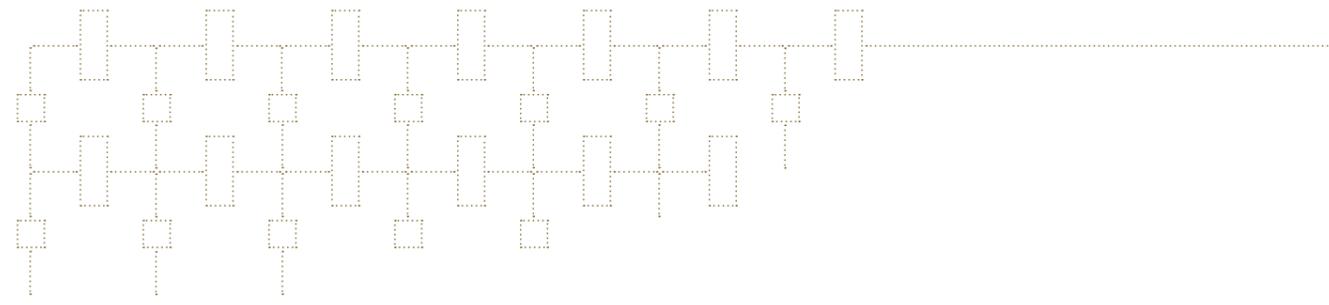




There are bespoke finishes throughout, including polyester lacquered carpentry, all doors built from fumed oak with burr walnut inlay and bronze trims. Marble bathrooms are of the highest possible quality and all stone has been chosen by the designers before import to the UK. Chandeliers and light fittings have been specifically designed for the property, as has the internal staircase - which is finished with a glass balustrade and set off by a stunning bronze feature wall.







Accommodation

- Entrance hall
- Reception room
- Dining room and kitchen
- Master bedroom with large dressing room and en suite bathroom
- Four further bedrooms all with bath/shower rooms en suite
- Sitting room/study
- Media room
- Staff kitchen with dumb waiter
- Two cloakrooms/WC
- Utility room
- AV room
- Lower terrace (5th floor)
- Upper roof terrace
- Three parking spaces (on an annual licence)

Specification

- The property has been highly specified throughout, including:
- Air conditioning
 - Lutron lighting
 - Crestron fully automated audio visual system
 - Five person passenger lift to all floors with fingerprint entry
 - Underfloor heating

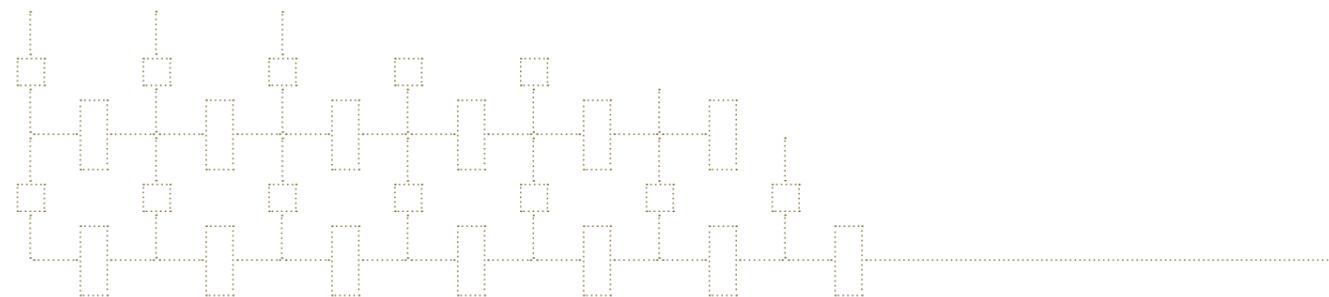
- Comprehensive security
- Surround sound cinema

Finishes

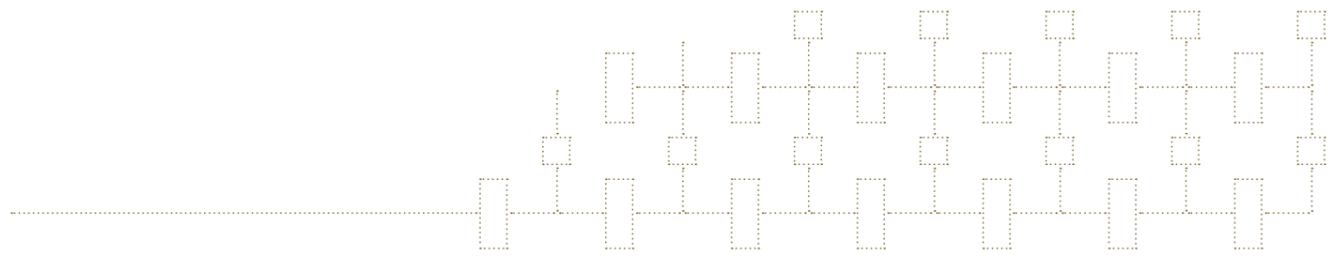
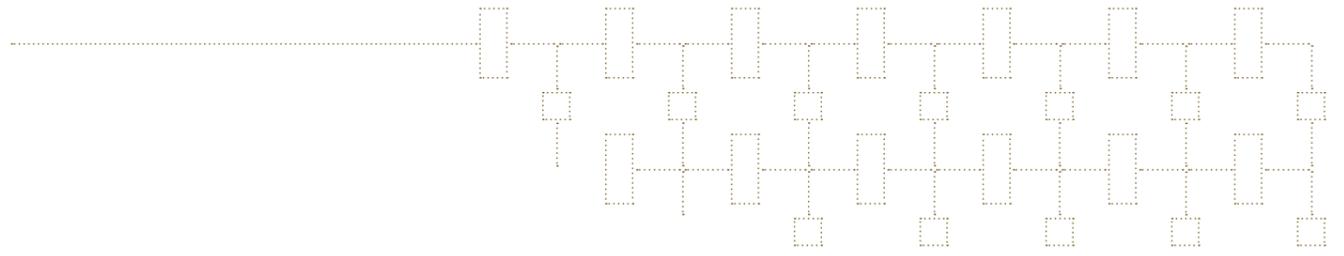
- Polyester lacquered carpentry
- Fumed oak doors with burr walnut and bronze inlay
- Marble bathrooms
- Bespoke chandeliers and light installations
- Oak flooring
- Bespoke staircase with glass balustrade
- Bronze feature wall

Terms

- Tenure** Leasehold, 999 years from 3 February 1976 (Freehold available to purchase)
- Service charge** Approximately £11,729 for the current year
- 3 Parking spaces** £7,620 per annum
- Road maintenance charge** £3,240 per annum
- Local authority** City of Westminster
- EPC rating** D
- Price** on application
- Furniture package and artwork available by separate negotiation





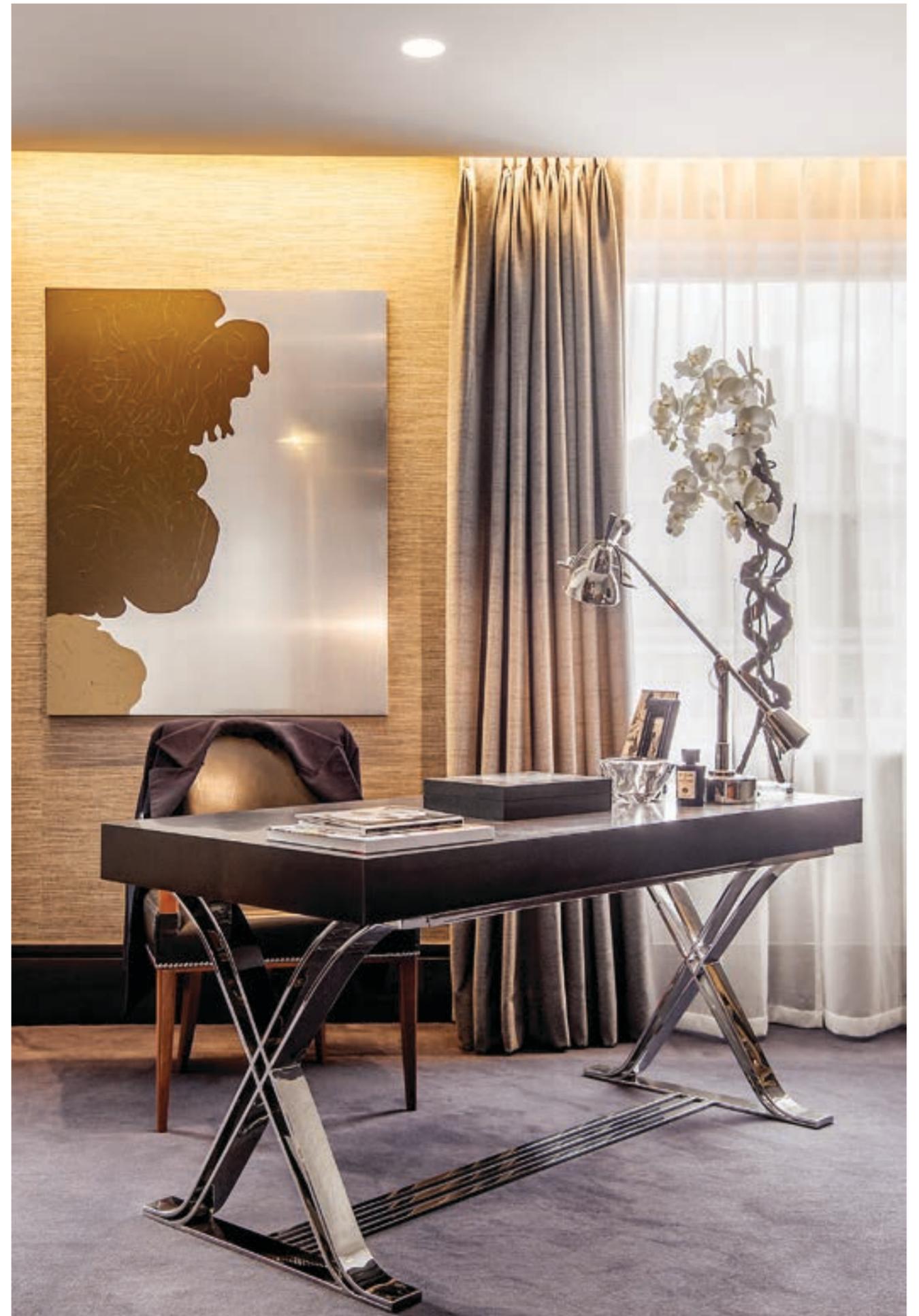
















Specification

General Specification

- Fully automated Crestron lighting system with individual settings through touch pads and iPad
- Fully automated Crestron audio control system, controllable through touch pads and iPad
- High definition Samsung smart TV's with bespoke frames
- Cat 6 cabling
- Five person lift to all floors with fingerprint scanner
- Polyester lacquered fumed oak doors with bookmatched walnut burr inlay
- Sonance visible speakers and Amina invisible speakers
- KEF outdoor speakers
- Sky HD to any room
- Bespoke engineered and designed Ironmongery in bronze finish
- Bronze finish to all light switches, sockets and Crestron panels
- Air conditioning throughout
- Underfloor heating throughout
- Bespoke joinery throughout
- Automated curtains and voiles in principal rooms

Security

- Motion sensors to all principal areas
- Fingerprint identity scanner in lift to access penthouse levels
- Texcom alarm system with Redcare – Nacoss approved
- Panic buttons
- Door entry with camera and intercom to every touch panel
- Centralised fire alarm system

Reception Room

- Bespoke oak flooring with platinum brush
- Silk/velvet floor to ceiling curtains
- Hand embroidered voile curtains
- Marble fireplace surround
- Remote controlled gas fire
- Floor to ceiling bi-fold glass doors onto terrace
- Bespoke chandelier

Dining Room/Kitchen

- Bespoke wood flooring with platinum brush
- Marble worktops
- Remote sliding polished timber and glass door
- Bespoke chandelier over table and pendants above breakfast bar
- Silk/velvet floor to ceiling curtains
- Hand embroidered voile curtains
- Floor to ceiling bi-fold glass doors onto terrace
- Bespoke kitchen units with crown chestnut veneers and bronze insert
- Dumb waiter

Sitting Room/Study

- Fumed oak polyester lacquered cabinetry
- Japanese imported fabric wallpaper
- Floor to ceiling curtains and voiles

Media Room

- Suede wall panelling
- 5.1 speaker Crestron surround sound
- Floor to ceiling curtains
- Bespoke joinery with oak burr inserts

Master Bedroom

- Bespoke silk/wool rug
- Hand painted de Gournay wallpaper
- Bespoke Lotus flower chandelier in glass and almond gold finish
- Floor to ceiling curtains
- Bespoke voiles in silver scrolling feather hoop
- Finger scanner entry into the master suite
- Skirting board with mother of pearl insert

Master Dressing Room

- Bespoke wood flooring
- Japanese imported fabric wallpaper
- Bespoke chandelier
- Wardrobes with bespoke mother of pearl inlay marquetry detail

- Bespoke Lotus flower chandelier in glass and almond gold finish
- Floor to ceiling curtains

Master Bathroom

- Bookmatched marble floor and walls
- Bespoke vanity and medicine cabinet
- Remote sliding door
- Electric Roman blinds and voiles
- Double marble basin
- Double walk-in shower
- Bathrooms international sanitary ware with platinum detail

Bedroom 2

- Bespoke wall lights
- Walk-in wardrobe with walnut and oak veneers
- Floor to ceiling curtains and voiles

En Suite Bathroom

- Marble floors and spa effect feature wall
- Medicine cabinet and double marble basin

Bedroom 3

- Fabric wallpaper – Terramo Fontana
- Restored art deco wall lights
- Walk-in wardrobe – polyester lacquered European oak
- Floor to ceiling curtains and voiles

En Suite Bathroom

- Bookmatched marble floor and walls
- Marble topped vanity unit with bronze glass inserts

Bedroom 4

- Bespoke wallpaper – askew design on tarnished silver with gilded silk
- Bespoke wall lights
- Floor to ceiling voiles and curtains

En Suite Shower Room

- Bookmatched marble floor
- Mother of pearl mosaic walls
- Walk in shower/wet room
- Medicine cabinet with marble basin

Bedroom 5

- Bespoke wall Lights
- Floor to ceiling curtains and voiles
- Polyester lacquered joinery with bronze mirror inserts

En Suite Shower Room

- Marble flooring and walls

Hallway/Stairs

- Solid oak flooring
- Bespoke staircase with glass balustrade and bronze finish handrail
- Double height bronze feature wall
- Remote skylight to roof terrace with rain sensor
- Two guest cloakrooms/WC

Staff Kitchen

- Bespoke kitchen
- Dumb waiter
- Full range of appliances

Utility Room & AV Room

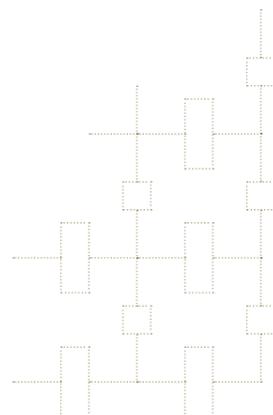
- Washer and dryer
- Storage
- Stainless steel sink
- General plant
- Crestron stack for audio system

Upper Roof Terrace

- Automated sliding glass roof with rain sensor
- Decking
- Outdoor speakers and lighting to all planters and walls
- Clear glass balustrade

Lower Terrace

- Silver travertine floor
- Lighting and outdoor speakers

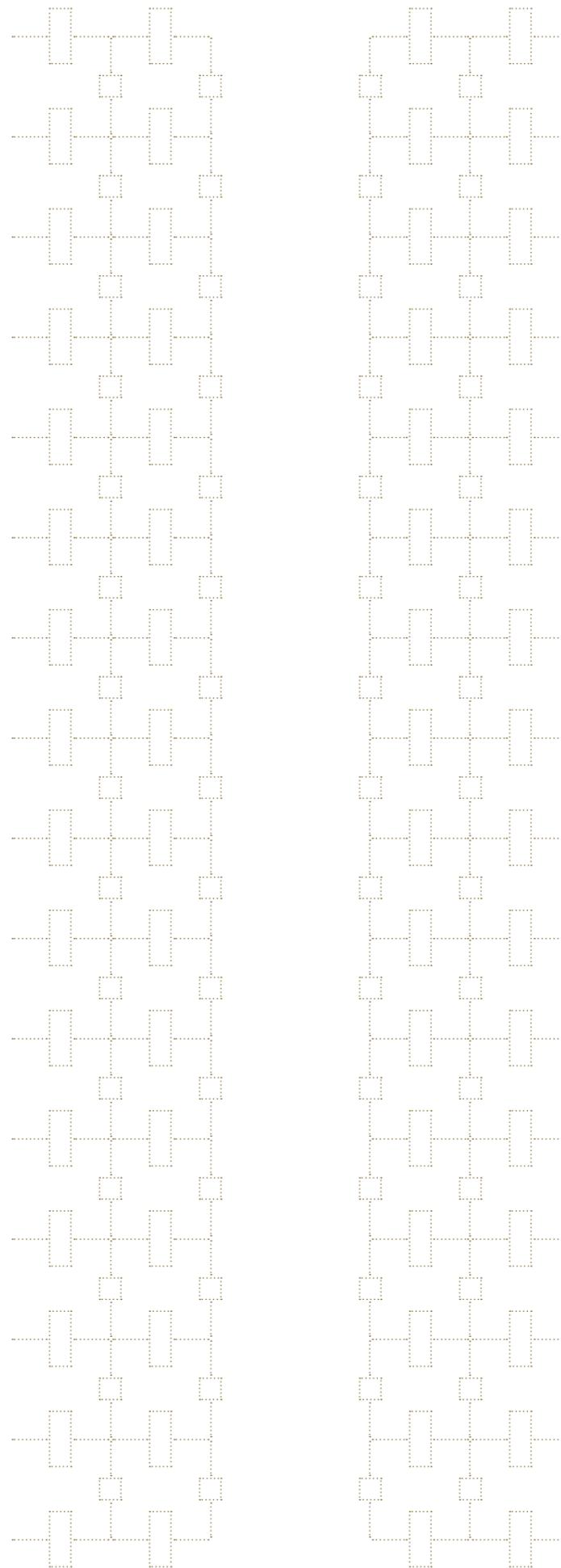




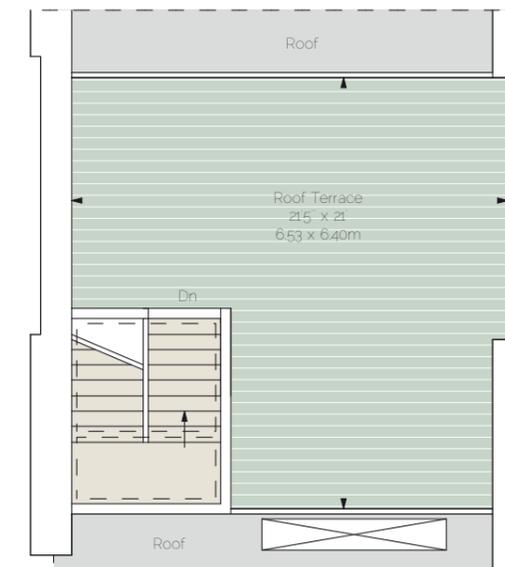
Third Floor



Fourth Floor



Fifth Floor



Roof/Sixth Floor



Approximate Gross Internal Area
4,887 sq ft / 454.02 sq m
Terraces Approximate Total Outside Areas
685 sq ft / 63.64 sq m

For identification purposes only, not to scale.



A development by

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