

PENTHOUSE

LOWNDES SQUARE

KNIGHTSBRIDGE SW1



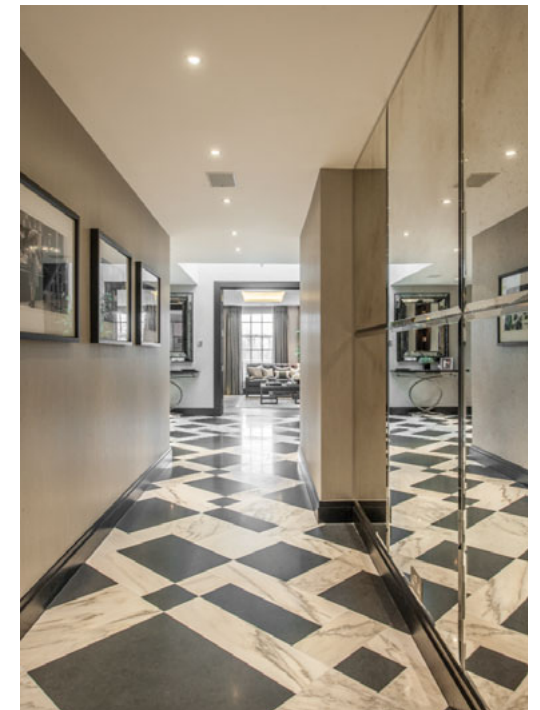


One of the most prestigious garden squares in London

An immaculately refurbished penthouse apartment, situated on the top floor of this 24 hour portered purpose built building, overlooking the communal gardens of Lowndes Square.

This four bedroom lateral property has been meticulously modernised to an exceptional standard, creating one of the finest apartments in the square with the rarity of approximately 3,800 sq ft, predominantly on one floor. Features include, a double height entrance hall, underfloor heating under all marble floors, bespoke joinery, air conditioning and a Crestron home automation system throughout.

The penthouse is located in the heart of Knightsbridge on one of the most prestigious garden squares in London, close to the exclusive designer shops of Sloane Street, Harrods, Harvey Nichols and within a short walk of Hyde Park.









Accommodation

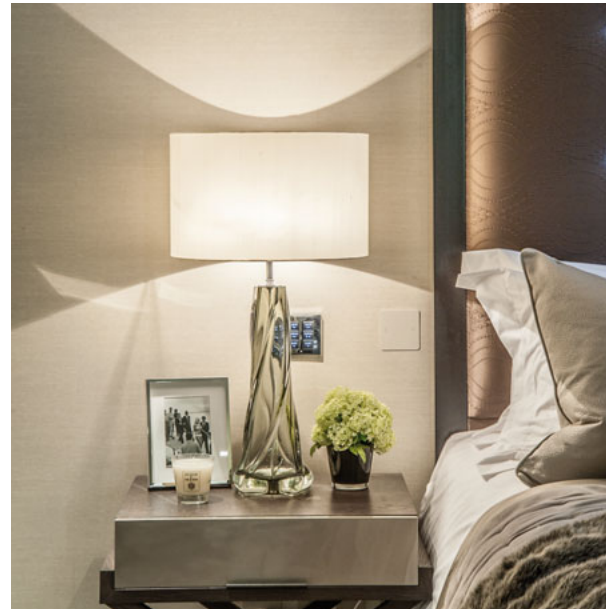
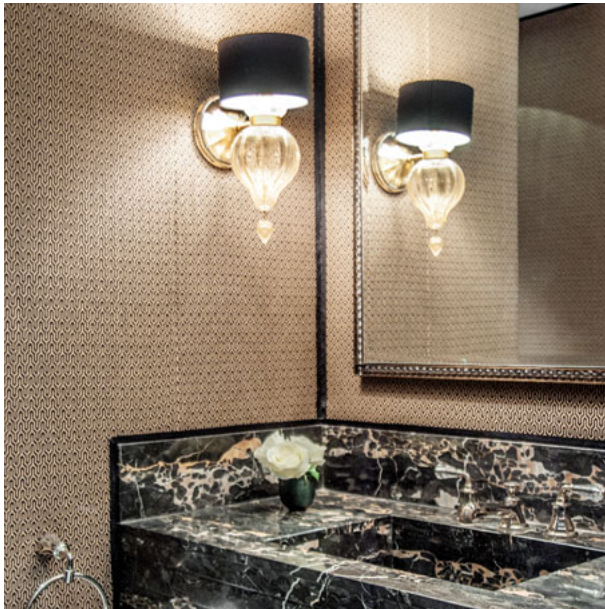
- Entrance hall
- Reception room
- Dining room
- Kitchen breakfast room
- Master bedroom with en suite bathroom and dressing room
- Three further bedrooms with en suite shower rooms
- Study/bedroom five
- Cinema room
- Guest cloakroom
- Direct lift access
- 24 hour portage
- Service lift
- Access to communal garden (by separate arrangement)











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
- B&W speakers to principle rooms and hallway
- Network wired with CAT6 cabling
- Full HD projector to media room with Kef and B&W surround sound
- Full Daikin air conditioning
- Electric underfloor heating to all marble areas and to landing timber floor
- Walking on wood prime oak engineered flooring
- Electric curtains and blinds throughout
- Bespoke joinery throughout
- Rich polyester lacquer joinery to reception room
- All bathrooms have floor to ceiling book match marble
- Sanitary ware by Bathrooms International
- Dark stained oak doors, frames and skirting
- Sub zero and Gaggenau appliances with Viking wine cooler
- Boffi kitchen carcasses with bespoke figured sycamore fronts with polyester lacquer
- Bespoke decorative chandeliers and wall lights
- Burglar alarm: Honeywell Galaxy 48 class 2, red care ready
- Fire alarm: Vesda laser plus sniffer alarm
- Banham security door locks

Terms

Tenure

Leasehold, expiring
14 June 2149

Service Charge

£27,100 per annum
(Air conditioning units
£12,000 per annum)

Ground Rent £1,000 per
annum with reviews

Local Authority

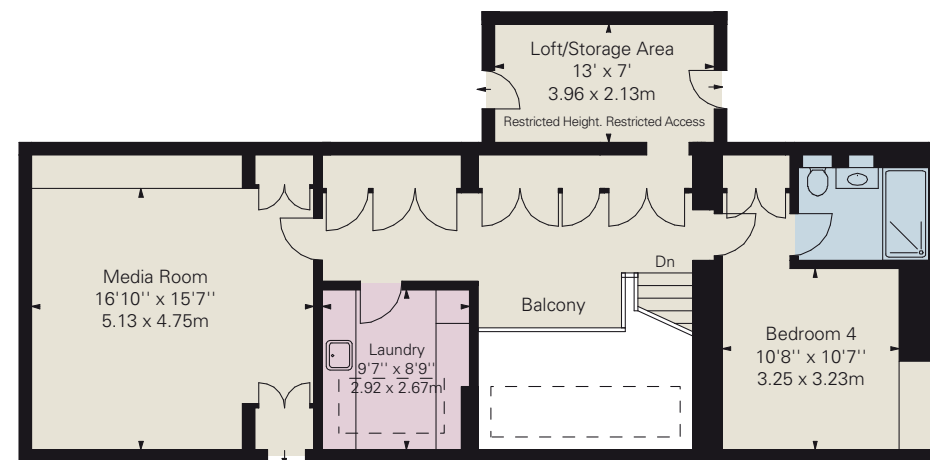
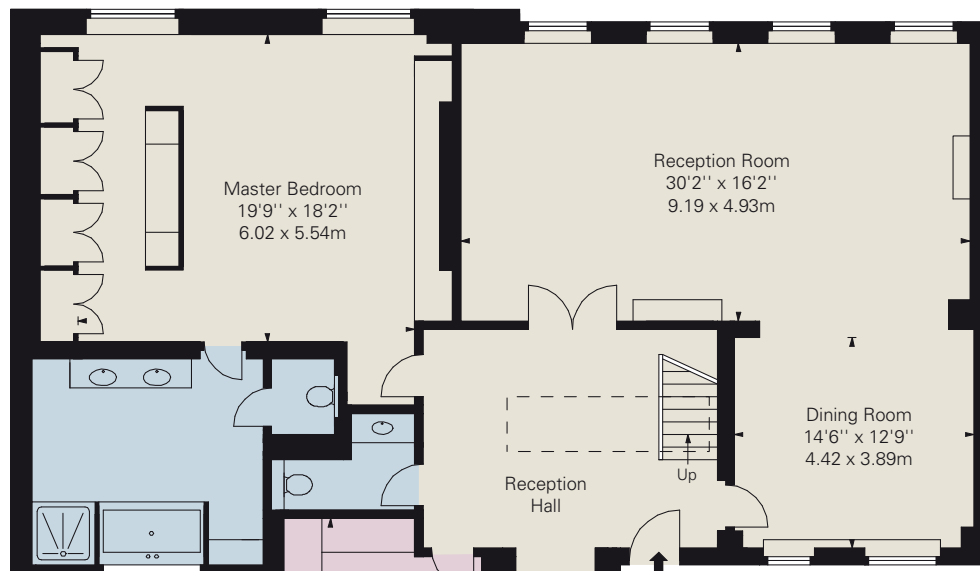
Royal Borough of
Kensington & Chelsea

EPC Rating

E

Price

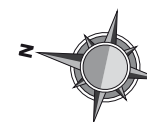
On Application



Approximate Gross Internal Area

3,831 sq ft / 355.91 sq m including loft storage

For Identification Purposes Only. Not To Scale. As Defined By Rics Code Of Measuring Practice.



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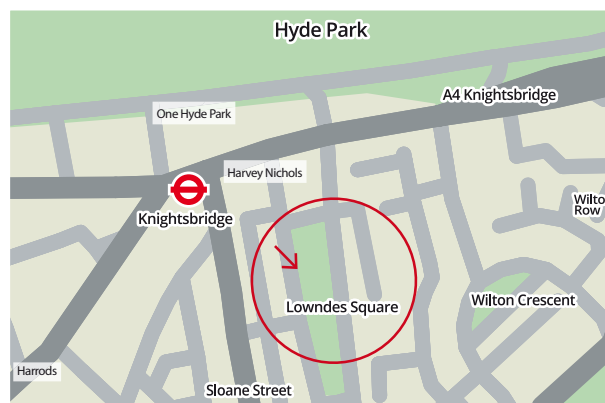
Sole agent



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