

THE PENTHOUSE  
42 EGERTON GARDENS  
KNIGHTSBRIDGE SW3



A DEVELOPMENT BY

FENTON  WHELAN

A stunning 4 bedroom penthouse, located in the heart of Knightsbridge, moments from Harrods, Hyde Park and the restaurants and boutiques of Sloane Street. The property boasts a spectacular, south facing roof terrace, overlooking Egerton Gardens and the London skyline. There are also views across Knightsbridge framing the Brompton Oratory and the Victoria and Albert Museum.

The apartment benefits from access to Egerton Gardens, one of London's finest and best kept private garden squares.



## 42 EGERTON GARDENS KNIGHTSBRIDGE SW3





Egerton Gardens is surrounded by London's most historic buildings. It is also ideally situated for shopping being located within a few hundred metres of Harrods, Harvey Nichols and the famous boutiques and restaurants lining Sloane Street.



The penthouse has been meticulously refurbished by Fenton Whelan, one of London's premier luxury developers. The finest finishes have been used throughout including solid oak flooring and the finest selection of Italian marble.

The kitchen by Bulthaup is fitted with Gaggenau appliances and has a separate utility area. Lutron lighting and blind control is complemented by a fully integrated home entertainment system and there is air conditioning throughout the apartment. Furniture was fitted principally by Ralph Lauren and complemented by bespoke British and Italian designed pieces throughout.

At 2,700 square feet, it spans laterally across two red-brick buildings and there is an additional 590 square feet of terracing with integrated sound system and electric awnings.



The large double reception room and formal dining room both have fully retractable doors giving access to the terraces. The kitchen can be opened to the dining room or separated behind bespoke sliding doors. Opening the doors reveals a granite breakfast bar, accented with back lit onyx panels and surrounded with custom joinery.

The penthouse has four large double bedrooms and four bathrooms. The master bedroom suite also has a separate dressing area.

The apartment also benefits from direct key lift access to the Penthouse floor.



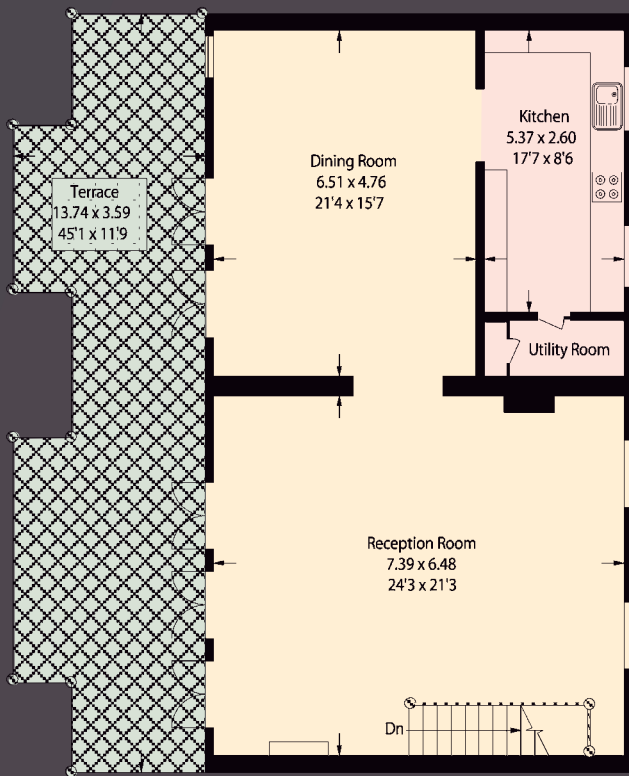
#### SPECIFICATION

**HOME AUTOMATION:** Lutron lighting and blind control, Sky+ 3D, Apple TV and airplay, Samsung and AquaVision TV's, B&W speakers, subwoofers and surround sound

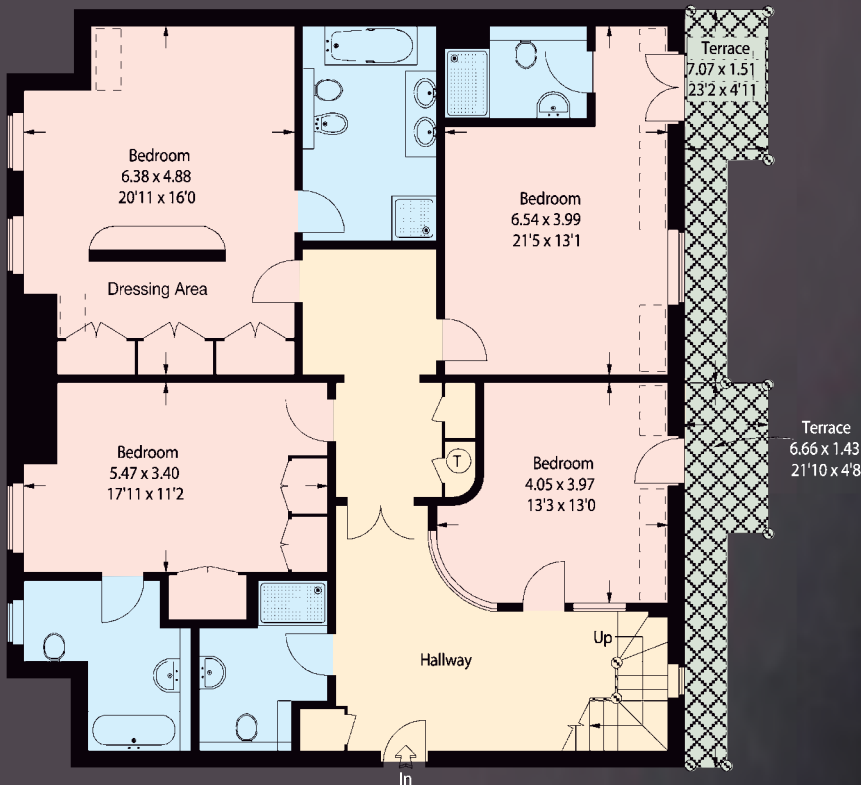
**FURNISHING:** Ralph Lauren, Simonetto, Luisa Peixoto, Emporio

**FIXTURES:** Villeroy & Bosch, Lefroy Brooks, Joseph Giles

**KITCHEN:** Bulthaup with Gaggenau appliances, Miele separate washer/dryer



FIFTH FLOOR



FOURTH FLOOR



Gross Internal Area  
248 sq m / 2,668 sq ft

Gross External Area (Terraces)  
55 sq m / 592 sq ft

Total = 303 sq m / 3,260 sq ft

**TERMS**

**Tenure:** Lease expires 2108

**Price:** £10,000,000

**IMPORTANT NOTICE**

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Energy Efficiency Rating Band D

SOLE AGENTS

**ROKSTONE**

www.rokstone.com

**020 7580 2030**

19 Devonshire Street, London W1G 7AH