

235 KNIGHTSBRIDGE LONDON SW7



A DEVELOPMENT BY

FENTON  WHELAN

235 KNIGHTSBRIDGE A freehold, grade II listed town house in the heart of Knightsbridge. Located opposite Hyde Park, it has been sympathetically restored to its former glory as a single family residence. It has a wonderful, bright, south-facing aspect and has exceptional ceiling heights on every floor. With four bedrooms and separate staff accommodation, the house presents an extremely rare opportunity to purchase a turn-key, freehold asset in one of London's most exclusive addresses.



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In addition to immediate access to Hyde Park, 235 Knightsbridge is surrounded by London's best five star hotels, including the Bulgari and Mandarin Oriental, and within a few hundred metres of Harrods, Harvey Nichols and the famous boutiques and restaurants lining Sloane Street.



235 Knightsbridge has been meticulously developed and furnished by Fenton Whelan, one of London's premier luxury developers. The house has private, off-street parking accessed via an electric gate to the rear and an elegant garden at the front. It also boasts a truly spectacular spa floor, with a 15-metre swimming pool lined with Bisazza tiles, a gym, sauna, steam/wet room and a recreational area suitable for entertaining guests or receiving spa treatments.



235 Knightsbridge has a bright study, two dining rooms, cinema/media room and a Bulthaup kitchen with Gaggenau appliances. It also comes equipped with the latest home automation system, Lutron lighting and blind control and benefits from central air conditioning serving every room in the house. Furniture was fitted principally by Ralph Lauren and complemented by bespoke British and Italian designed pieces throughout. The property has a spectacular light well and large conservatory looking back towards Trevor Square and Harrods.

Solid Oak and Iroko timber is used throughout alongside the finest selection of Italian marble.

There is a separate, discreet entrance for deliveries and staff leading into the self-contained staff accommodation and adjoining main kitchen, laundry room/utilities area.

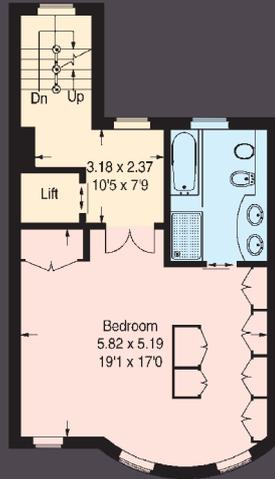


SPECIFICATION

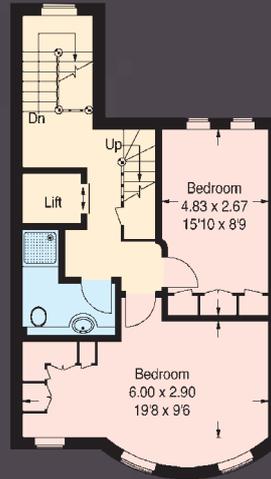
SECURITY: BPT video entry phone system, Texecom Redcare alarm, surveillance cameras, DVD recording and hold-up alarm, Triangle fire sprinkler system
HOME AUTOMATION: Crestron system, Lutron lighting and blind control, Sky+ 3D, Apple TV and airplay, Samsung and AquaVision TV's, B&W speakers, subwoofers and surround sound
FURNISHING: Ralph Lauren, Simonetto, Luisa Peixoto, Emporio, Gorman Studio
FIXTURES: Villeroy & Bosch, Lefroy Brooks, Joseph Giles
KITCHEN: Bulthaup with Gaggenau appliances, Miele separate washer/dryer
SPA: 15 metre ozone-treated pool, sauna, steam room, gym
LIFT: Hemstedt Lift AG



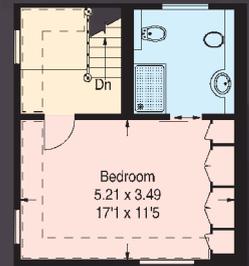
FIRST FLOOR



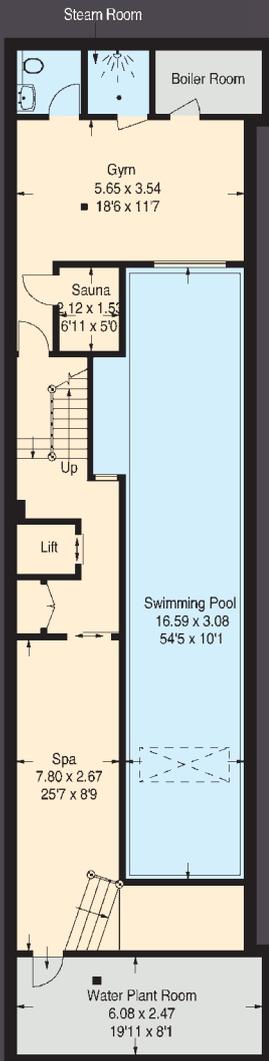
SECOND FLOOR



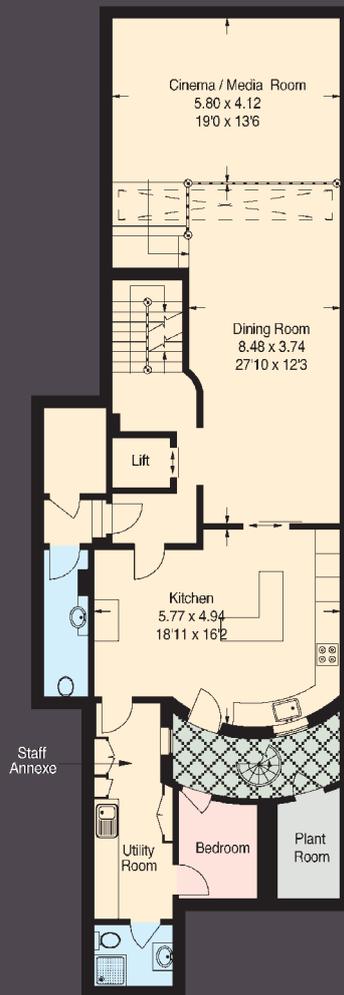
THIRD FLOOR



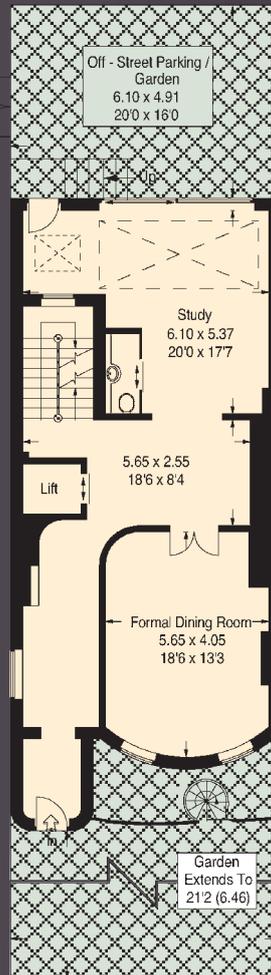
FOURTH FLOOR



BASEMENT



LOWER GROUND FLOOR



GROUND FLOOR



Approximate Gross Internal Area:
585 sq m / 6303 sq ft

Approximate Gross External Area (Terrace/Parking/Garden):
79 sq m / 850 sq ft

Total = 664 sq m / 7153 sq ft

TERMS

Tenure: Freehold

Price: POA

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 C

SOLE AGENTS

ROKSTONE

www.rokstone.com

020 7580 2030

19 Devonshire Street, London W1G 7AH