



ELEGANTLY REFURBISHED MAISONETTE LOCATED IN THIS KNIGHTSBRIDGE GARDEN SQUARE.

**BROMPTON SQUARE
LONDON, SW3**

Guide Price £11,500,000, Freehold

savills

ELEGANTLY REFURBISHED MAISONNETTE LOCATED IN THIS KNIGHTSBRIDGE GARDEN SQUARE.

First floor drawing room • Dining area • Breakfast room • Family room • Master bedroom with en suite dressing room and bathroom • 2 further bedrooms • 2 further bath/shower rooms • Gym • Door to Ennismore Gardens • Balcony

Situation

Brompton Square is located north of Brompton Road, west of Cheval Place and east of Cottage Place and the Brompton Oratory. It is well positioned for a wide range of shopping, transport and recreational facilities. The wide open spaces of Hyde Park are located nearby, and the property has a rear door access into Ennismore Gardens which leads directly up to one of the entrances into Hyde Park.

Description

Brompton Square was developed between 1824-1839 and comprises charming period houses which overlook the communal gardens. The subject property, which is Grade II Listed, is located at the northern end of the square, in a crescent with similar stucco fronted houses having Corinthian pilasters and balconies.

This newly refurbished and spacious maisonette is arranged over the raised ground, lower ground, and first floors of the building. This property owns the freehold of the building. The property has been the subject of a substantial refurbishment. It has been interior designed to a very high standard of finish. Please see separate specification summary at the end of this brochure.

Tenure

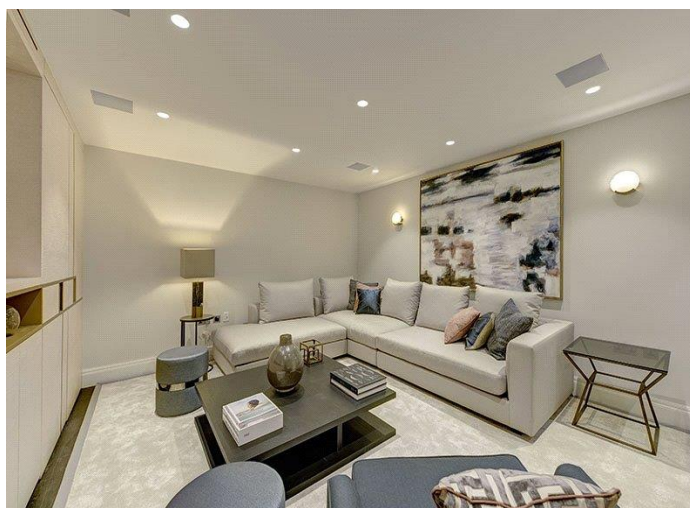
Freehold

Local Authority

City Of Westminster

Viewing

Strictly by appointment with Savills.





SPECIFICATION

Individually Designed High quality Varenna Artex (Poliform) Italian kitchen.

- Base unit material: mat lacquer 64 arena.
- Upper unit material: black elm wood.
- Tall unit material: black elm wood.
- Carcass: meg1 melamine dark grey.
- Drawer: painted brown steel.
- Wall panel (under the bar worktop): wall panel with curved lines black elm wood.
- Gola: mat lacquer 64 arena & black elm wood.
- Plinth: mat lacquer.

Kitchen Appliances:

- Sub Zero Fridge.
- Sub Zero Wine cooler.
- Gaggenau Oven with heated drawer.
- Gaggenau 90 Oven unit.
- Gaggenau Coffee machine.
- Gaggenau electrical Hob unit.
- Gaggenau washing machine.
- Varenna Poliform extractor fan.
- Kitchen Splash Back & worktop in Silestone white storm.
- Blanco subline 700U white.
- Gessi Tap.

Bathrooms:

- Bathrooms in Polished white Macaubas marble, Calacata cremo, Ann Sacks bespoke marble tiles, Pietra grey marble & Volakas marble.
- Separate Showers with Thermostatic Shower Mixer by Dornbracht of Germany.
- Modern Bathtubs by Dornbracht of Germany.
- Luxury Chrome Heated Towel Rails.
- Luxury bespoke marble Vanity Units.
- Underfloor heating.

Heating & Cooling:

- Gas Fired Heating with Vailant high efficiency condensing boiler and Megaflow.
- Underfloor Heating with Thermostat Controls.
- Daikin Air Condition VRV System.
- Kinteco light commercial water softener.
- Fresh air ventilation system.

Electrical & Home Automation

- Legrand Vantage with bespoke Engraved Light Switches in finish.
- RTI KX7 Home Automation and music system.
- Multi Room Audio & Video Home Control.
- HD Video Distribution throughout the house.
- Cisco network interface Interface module.
- Artsound in ceiling speaker.
- Sonance Invisible speaker.
- LED Lighting throughout the house.
- All electrical plates & sockets in stainless steel finish.
- Sky +HD satellite dish and radio antenna.

Finishes

- Spider beige marble throughout the corridor and Kitchen area.
- Herringbone bespoke Stained Flooring.
- Handmade Wool & Silk Carpets in all Bedrooms.
- Master bedroom wall-coverings throughout.
- Bespoke Wardrobes in all Bedrooms.
- Internal and external wall mounted handmade lights
- Roller blinds in non-transparent silk in all bedrooms, kitchen /dining room and drawing room. High quality curtains in Drawing room, Dining room & corridor areas.
- High quality timber windows by Lomax and wood.
- Aluminium courtyard door in semi matt finish by Maxlight.
- High quality in wooden solid doors by Atkey with bespoke Nickel ironmongery by Beardmore Chelsea.

Security

- Insurance Approved Comprehensive Banham Alarm System

- High Security Main Entrance Door with Banham locks and Registered Security Card Keys
- Video Entry Phone with Camera on Main Entrance Door
- High Resolution Colour CCTV Cameras
- Smoke Alarms hardwired to mains supply with battery Back Up
- Cisco Telephone System with Installation for Telephone Lines though out the flat

General

- External walk-in glass roof-lights by specialist manufacturer

FLOORPLANS

Gross internal area: 3,484 sq ft, 323.7 m²

Brompton Square, SW3

Gross internal area (approx.)
330 Sq m (3550 Sq ft) Including Under Eaves
324 Sq m (3484 Sq ft) Excluding Under Eaves
For identification only. Not to Scale

Floor Plan by capital group 020 8671 7722



Knightsbridge Houses

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