



19 CHESTER SQUARE
& 52 EATON MEWS SOUTH
BELGRAVIA SW1



A classic white stucco fronted, Grade II Listed trophy house with a fully integrated mews house at the rear and an additional mews property with separate access. The main house overlooks the magnificent gardens of Chester Square

Chester Square was completed in the late 1840's to the design of Thomas Cubitt and comprises elegant stucco fronted houses with the beautifully stone church of St Michael at the western end.

Chester Square is one of the most prestigious of the three garden squares built by the Grosvenor Estate located in the heart of Belgravia. No 19 is enviably positioned on the north side of the square facing due south and is well located for a range of shopping, restaurant and transport facilities in nearby Elizabeth Street, Sloane Square and Sloane Street.



No 19 has been meticulously refurbished throughout and is distinguished by its grand proportions and impressive volume. Elegant, spacious and bright, the house is perfectly suited to entertaining on a large scale with the ceiling heights in the main reception rooms reaching 3.5m. The house includes an outstanding range of amenities which includes, 8 bedrooms, an impressive spa rear with a 10m swimming pool, jacuzzi, sauna, steam room, gymnasium, treatment room and private garaging for two very large cars. There is also a five person passenger lift serving six principal floors, air conditioning to all rooms, state of the art security and self-contained staff accommodation within the double mews house at the rear.







From the French polished bespoke doors, to the new natural slate roof, the house has been completely restored. A new lower ground floor has been constructed to create a unique recreational and amenity space with a large swimming pool and spa. The double fronted mews house to the rear has been completely rebuilt.

The joinery and finishes throughout are exceptional, reminiscent of a super yacht. From Venetian polished plaster walls through the hallways, to bespoke joinery utilising a range of exquisite hardwoods, stone comprising marble, granite and limestones sourced from Italy, to chandeliers hand blown from Murano, Venice.

Internally, the original Regency style rooms have been meticulously restored: each cornice, ceiling rose and wall moulding has been made perfect once more, along with the staircases, French windows, shutters and doors. The exceptional grand marble fireplaces of the formal rooms compliment the classical period detail of the property.









The entire basement floor of the house is dedicated to a superbly appointed mosaic tiled swimming pool and spa, with a strong contemporary look and facilities superior to those found in most private clubs or hotels. The carefully designed configuration of amenities includes a swimming pool of 10m (35 ft), Jacuzzi, sauna, steam room, gymnasium, treatment room, family/entertainment area, bar and shower/changing room.

The pool hall is clad in stunning metallic panels and has a feature wall incorporating a waterfall clad in hand cut vitreous glass mosaic in the design style of Motif Kyoto.

Specification

The Joint Receivers, JLL and Savills cannot be held accountable or responsible for any third party for the present or ongoing condition/ working order of any of the items listed within this specification. Purchasers must satisfy themselves independently as to the condition and functionality of all decorative, mechanical and engineering and audio visual components within the house.



Environmental Control

- Air conditioning/comfort cooling and heating via a Mitsubishi VRV heat recovery air conditioning system with units concealed within ceilings and joinery, served from a condenser unit located in the main plant room.
- 2 Gas fired boilers operate heating/ hot water on a duty/duty cycle.
- Underfloor heating is located throughout principal rooms and bathrooms.
- The property has a fully functioning building management system to provide intelligent heating/cooling integration.
- Room temperature control via in wall sensors and crestron wall mounted panels.
- Ventilation to bathrooms and WCs comprises ceiling mounted extract fans, inline fans and heat recovery units.

Water Services

- Boosted hot and cold water to all sanitary ware
- Softened hot and cold water to all sanitary ware.

Gas Services

- 4 Gas fires with remote control on ground and first floors.
- Multi – burner gas range hobs in all 4 kitchens.

Lifts

- Bespoke passenger lift by swallow serving 6 principal floors for 5 people (375 kg) with mirror and brass metal work interior.
- Stannah service lift/dumb waiter serving 3 floors (ground floor kitchen, lower ground adjacent to commercial kitchen and pool entertainment area).

Electrical Services

LIGHTING

- Full dimming and scene control via crestron touch panels, ipads and i phones.
- Architectural and bespoke decorative and fibre optic lighting.
- Customised scene setting by specialist designer, with further personalisation available.
- Bespoke lighting in concealed joinery and external lighting of the front façade on Chester Square, the mews house and external terrace areas.
- Time clock and seasonal lighting control modes.

CURTAIN AND BLIND CONTROL

- Crestron electric curtain, blind and shear control throughout.

GARAGE

- Fully automated bespoke double garage door with central pedestrian door access by Silvelox.

FIRE DETECTION

- Vesda aspiration fire detection system and smoke alarms, remotely monitored.

SECURITY

- Grade 2 security system throughout, incorporating door and window contact sensors, vibration sensors, pir detectors, wired panic buttons and redcare remote monitoring.
- Colour CCTV system provides coverage of external areas and points of entry.
- Bpt video door entry system, integrated into crestron, telephones, and TV infrastructure.

Audio-Visual & Data

ROOM SPECIFICATION

- Stealth invisible plaster-in speakers in all bedrooms, bathrooms and principal rooms.
- Large format hd and 4 k led TVs.
- Acquavision TVs in master bathroom suites, and pool hall.
- 2 Sky hd boxes with provision to add.
- Apple TV.
- Blu-ray player with provision to add.
- Main av rack in basement main plant room, accessible from all rooms for centralised content.
- Multi – location distribution options, to allow each user access to their own content in all rooms.
- Surround sound system in cinema on lower ground.

CONTROLS

- In wall crestron touchscreen panels to provide audio control, video control, lighting control, blind / curtain operation, CCTV viewing, enviromental control, and door entry viewing.
- Wireless crestron touch screen panels to provide audio control, video control, lighting control, and blind/curtain operation.
- Ipad/iphone integration with bespoke app. providing crestron control.
- Global household control allows control of crestron functions in all zones from the in-wall crestron touchscreen panels.

Data & Telephones

- Structured cat6/7 data cabling throughout.
- Secure wi-fi to all areas.
- High speed broadband access.
- Internet Protocol- based telephone system capable of handling multiple lines.
- Cordless phones throughout with internal room to room communication.

Leisure Area

SWIMMING POOL

- 10 metre mosaic pool, 1.5 metres in depth, incorporating bespoke waterfall feature.
- Swim jets.
- Ultra violet disinfection with automatic chemical dosing to maintain water quality.
- Automatic slatted pool cover.
- Fully automatic climate controls.



- Fully automatic pool water treatment and temperature control.
- Water feature, and swim jets operation via touch panel.
- Fibre optic feature ceiling lighting.
- In ceiling speakers.

JACUZZI

- Jacuzzi with fibre optic lighting and 8 hydrotherapy air jets.
- Ultra violet disinfection with automatic chemical dosing to maintain water quality.
- Fully automatic water treatment and temperature control.
- Air jets and heat operation via touch panel.

STEAM ROOM

- Mosaic tiles.
- Fibre optic starry sky feature ceiling lighting.
- Room-mounted touch panel control.

SAUNA

- Luxury sauna designed ergonomically comprising spruce and abachi.
- Stainless steel free standing stove with large stone capacity.
- Fibre optic starry sky feature ceiling lighting.
- Room- mounted touch panel control.

GYM & TREATMENT ROOM

- Technogym Myrun treadmill and exercise bike – simple and effective cardio workouts.
- Water rower classic rowing machine handcrafted in black walnut.
- Technical therapy treatment bed for massage.

Joinery & Finishes

- The joinery and finishes throughout are exceptional, reminiscent of a super yacht.

- From polished plaster through the common parts, to bespoke joinery utilising a range of exquisite hardwoods, stone comprising marble, granite and limestones sourced from verona, italy, to chandeliers hand blown from murano, venice.
- Joinery is handmade throughout, with nickel and brass metal inlays
- Exquisite bespoke doors French polished with brass ironmongery from Joseph Giles
- Macassar ebony temperature controlled wine display
- 4 Kitchens, 3 bars & utility room.
- Signiture bespoke kitchen and bar on ground floor by Kaizen furniture makers ltd.
- Wolf range cooker and Gaggeneau appliances, pure h2o multi function tap.
- Stannah service lift.
- 2 Further bars by kaizen in media room and pool hall.
- 3 Further bespoke kitchens and utility room by bulthaup.
- Wolf ranger cooker in commercial kitchen and gaggeneau appliances throughout.
- Miele commercial washing x2 and drying x2 machines in utility room.

Bathrooms

- Fittings supplied by bathrooms international throughout.
- The 2 master ensuites have a rain dance ceiling shower, wall mounted and hand held shower heads and steam facility, with bath, 2 basin vanity unit and toto wc.
- Hand selected marbles have been used comprising tobacco grey, calacatta oro, striato olympico, arabascato.

Floors

- Stone, timber and hand sown deep pile carpets have been laid extensively throughout.
- Black granite, travertine silver, maron jupitor, blue de savoie, jura grey and st. anne's marble have been specifically selected and laid.
- Quarter sawn oak laid to herringbone with antique brass borders benefit from a deep polish, finished traditionally.
- Deep pile carpets and rugs have been laid throughout.

Fireplaces

- Jamb has supplied 4 arabascato marble firepalces on the ground and 1st floors, that compliment the cornices and period of the house.

Cornices & Mouldings

- The original cornices have been painstakingly restored where existing.
- Where replaced, cornices and mouldings have been selected to replicate the period.

Roofs

- The roof of the house and that of the double fronted mews house are of new construction, as consented.
- Limestone paving is laid to garden terrace areas.

Furnishings & Dressing

- Detailed separately.
- High value fixtures, fittings, furnishings and dressings objets d'arts are available for sale by separate negotiation.

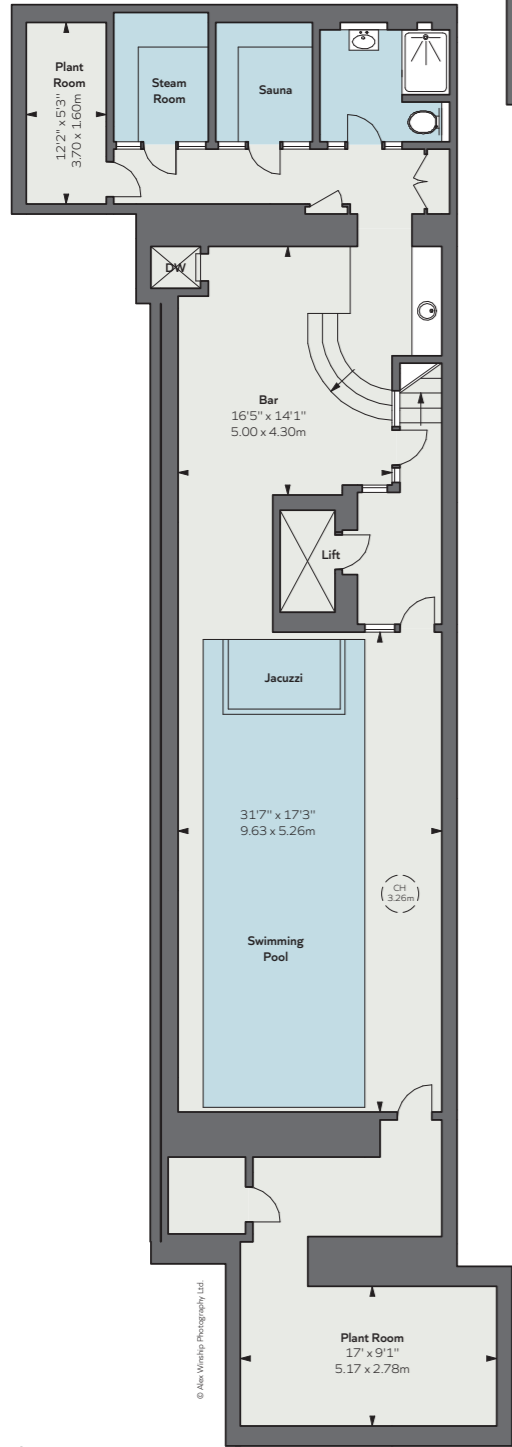
APPROXIMATE
GROSS INTERNAL AREA
9,445 sq ft / 877.44 sq m
excluding vaults

VAULT
99 sq ft / 9.20 sq m

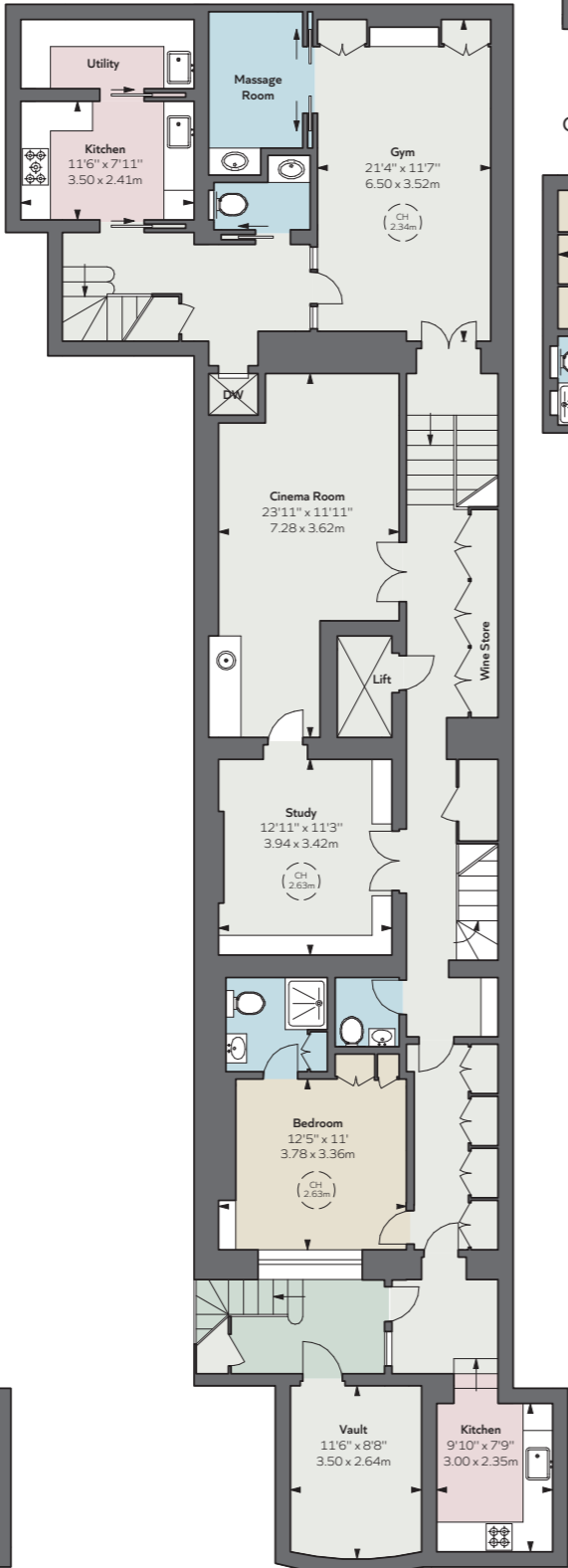
TOTAL
9,540 sq ft
886.63 sq m



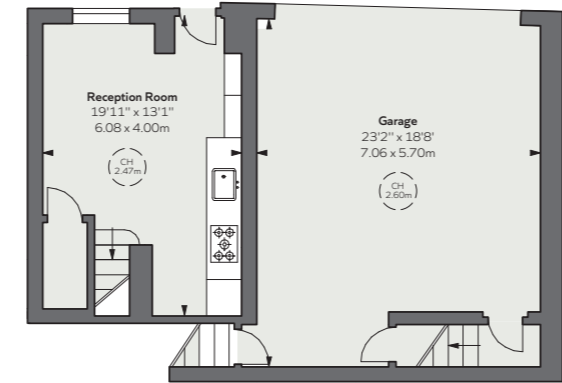
Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



BASEMENT



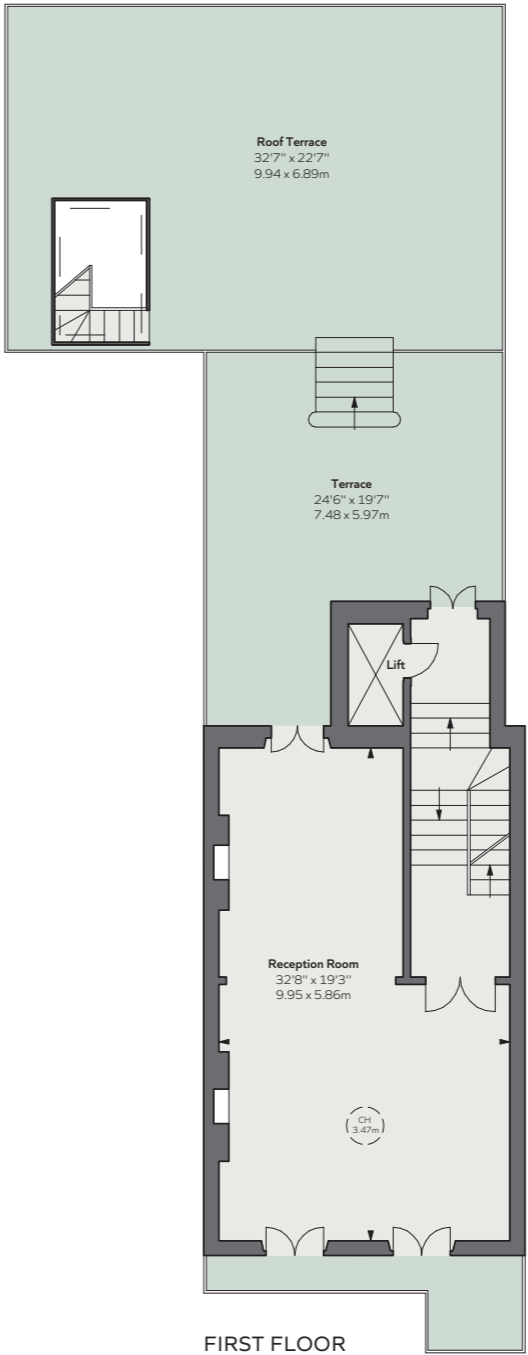
LOWER GROUND FLOOR



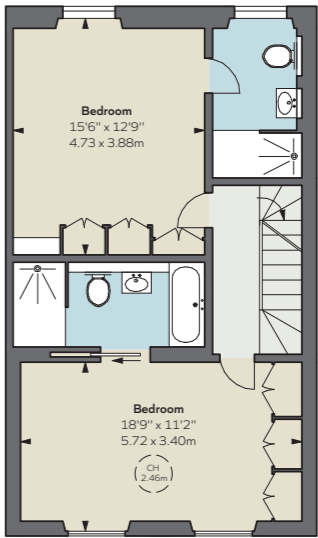
GROUND FLOOR



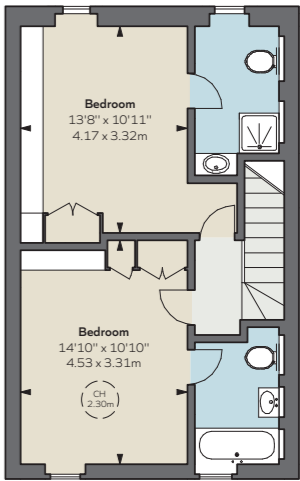
RAISED GROUND FLOOR



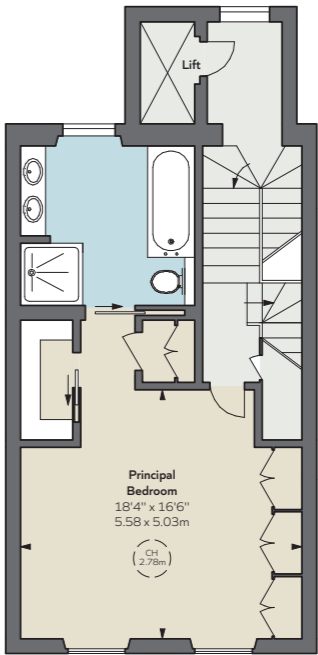
FIRST FLOOR



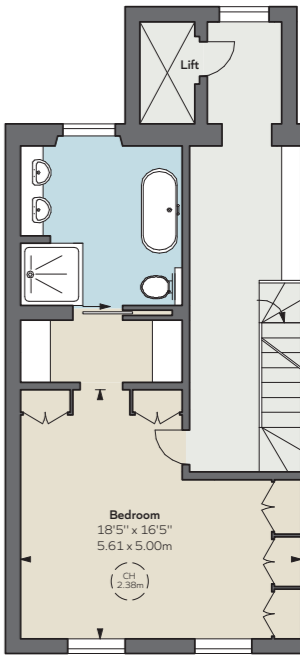
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



THIRD FLOOR

Freehold

PRICE ON
APPLICATION

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