

clabon mews

Knightsbridge SW1

clabonmews

A stunning newly developed four bedroom freehold mews house with integral garage, in one of Knightsbridge's most desirable mews situated behind Cadogan Square.

The property has been rebuilt to create light, generous, air conditioned rooms including a 27 ft first floor drawing room spanning the width of the house and a master bedroom suite occupying the entire second floor.

The house is quietly located in the northern section of the mews, close to the amenities of Sloane Square, Sloane Street and Knightsbridge.















Terms

Local Authority

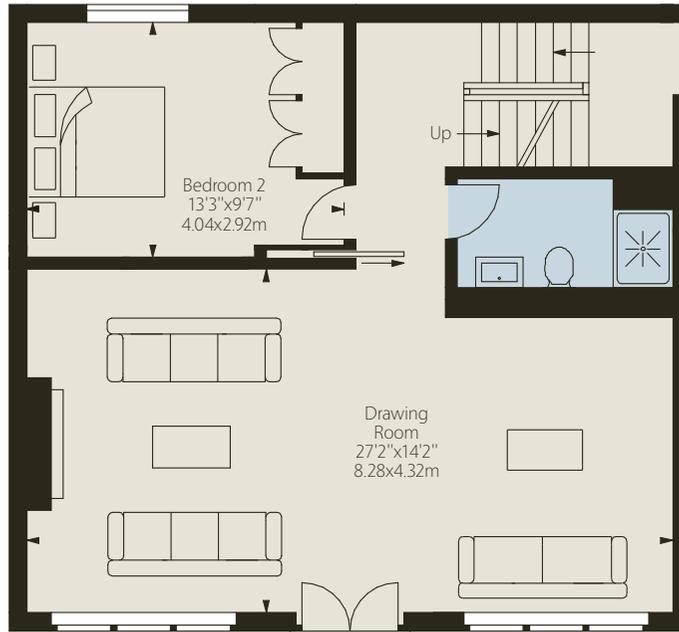
» The Royal Borough of Kensington and Chelsea

Tenure

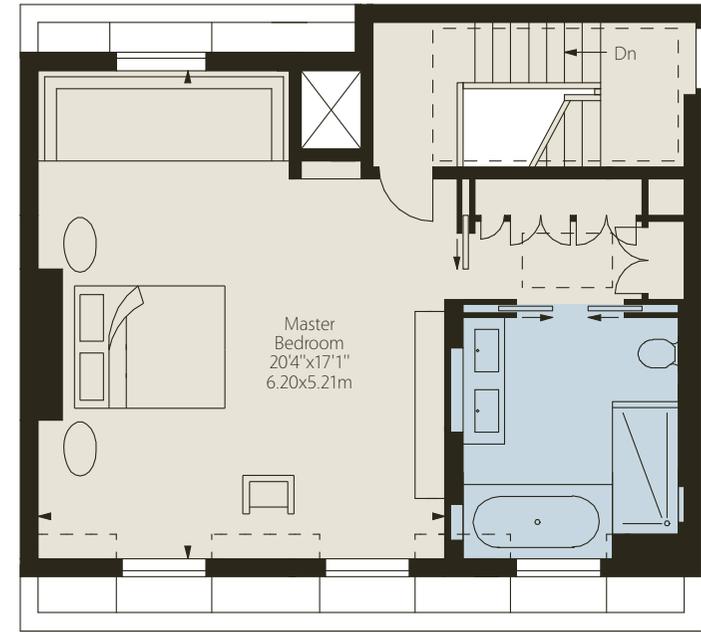
» Freehold

Guide Price

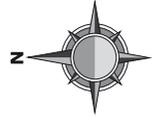
» On Application



First Floor



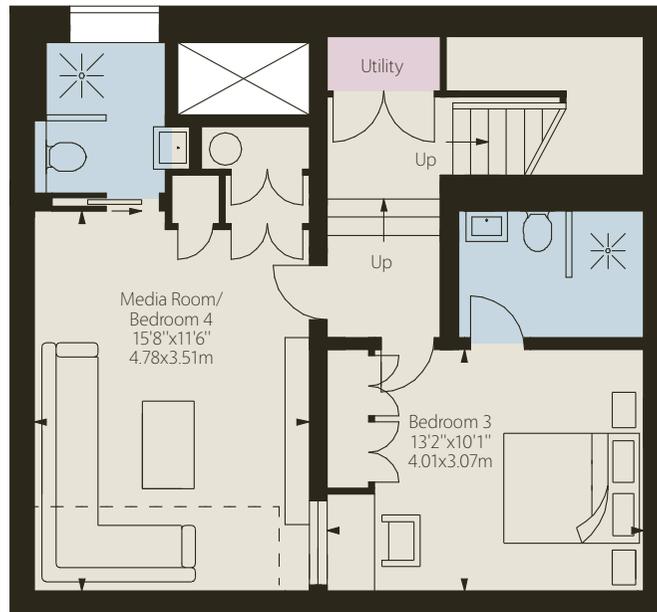
Second Floor



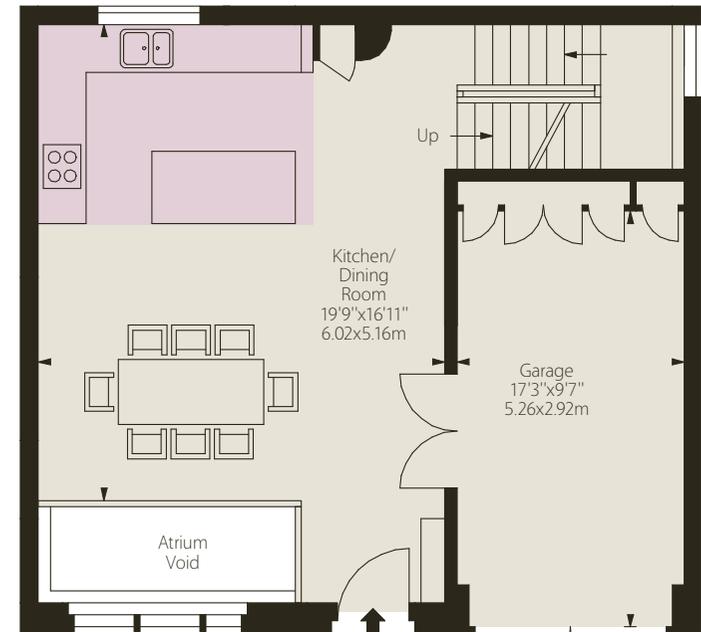
Approximate Gross Internal Area

2,445 sq ft / 227.15 sq m
not including atrium void

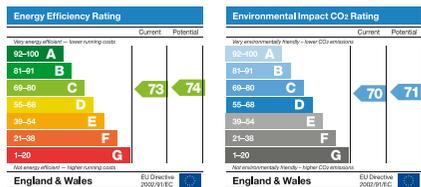
Illustration for identification purposes only, not to scale



Basement



Ground Floor





Ground floor

- › Entrance with coir mat
- › Banham alarm panel
- › Built-in key desk
- › Glazed balustrade to lightwell to basement
- › Wide board smoked oak flooring
- › Ceiling speakers
- › Wet underfloor heating system
- › Automatic blind to main window
- › Double doors to garage

Kitchen and Dining

- › White high gloss kitchen units with 30mm stone worktops including island unit
- › Full range of Miele appliances including oven, ceramic hob, extractor, refrigerator, freezer, combi oven, wine chiller, coffee maker
- › LED base lighting
- › Venetian blind
- › Glass and timber staircase with feature lighting

Garage

- › Garage large enough to house a Range Rover with black ceramic tiled floor, fully mirrored wall with leather bar to prevent damage, fully automated garage doors.
- › Automatic car exhaust extraction system
- › Meter and electrics cupboards and boiler

Lower ground floor

- › Stairs lead to carpeted lobby with utility cupboard with washing machine and tumble dryer

Media Room/Bedroom Four

- › 55" Plasma screen with ceiling speakers capable of connection to media system
- › Open to lightwell to kitchen/dining area allowing excellent natural light
- › Provision for fitting remote controlled blackout blind giving flexibility for room to be used as an additional bedroom
- › Air conditioning
- › Large fitted cupboards

Shower Room

- › Sliding glass panelled door
- › Tiled floors and tile and mirrored walls
- › Chrome fittings
- › Chrome heated towel rails
- › Glass shower unit
- › Electric underfloor heating

Bedroom Three

- › Full height panelled door
- › Fitted wardrobes
- › Glazed panel with venetian blind to lightwell
- › LED ceiling coffer light feature
- › Air conditioning

Bathroom Three

- › Sliding panelled door
- › Tiled floors, tiled and mirrored walls
- › Chrome fittings
- › Chrome heated towel rail
- › Electric underfloor heating

First floor

Drawing Room

- › Sliding panelled door
- › Antique fireplace with black slate hearth

- › TV area with television and ceiling speakers
- › French windows opening onto Juliet balcony
- › Wide board smoked oak flooring
- › Ceiling speakers
- › Air conditioning

Bedroom Two

- › Full height panelled door
- › Fitted wardrobes and desk unit
- › American shutters to window
- › Wide board smoked oak flooring

Bathroom Two

- › Marble lined walls and floor
- › White porcelain WC and basin
- › Glass shower unit
- › Chrome heated towel rail
- › Electric Underfloor heating

Second floor

Master Bedroom

- › Full height panelled door
- › Feature banquet seating with cushions and pull out storage space
- › Built in glass shelf unit
- › Air conditioning
- › American shutter to back window
- › Large screen TV with ceiling speakers
- › 3 large dormer windows
- › Fitted carpet

Dressing Room

- › Full height sliding panelled door
- › Fitted wardrobes with mirrored white high gloss doors
- › Skylight fitted with automatic black out blind
- › Marble floor with electric underfloor heating

Master Bathroom

- › Sliding panelled doors
- › Perla beige marble floor
- › Bath with Perla beige marble surround
- › Perla beige marble walls with full height mirrors
- › High gloss vanity unit with two inset basins and mirrored wall cupboard with LED feature lighting
- › Aquavision TV at end of bath
- › Scales built into floor
- › Glass shower unit
- › Chrome fittings
- › Chrome heated towel rails
- › Electric underfloor heating

General

- › Low voltage Lutron downlighting throughout
- › New double glazed sash windows
- › Crystal door knobs and polished chrome fixtures and fittings
- › Polished chrome light and electrical fittings
- › Wool carpets to bedrooms
- › 5 amp electric sockets to principal rooms
- › Provision for Sky+, Sonos, iPod integration, DVD/CD and HDMI to principal rooms

- › Cat 5e data cabling system with Wi-Fi capability
- › Provision for electric remote controlled blinds to most windows
- › Building operation and maintenance manuals provided

Security

- › NACOSS approved Banham integrated burglar and fire alarm system connected to Banham's central control
- › Full colour video entry phone system
- › Banham Security to principal doors and windows
- › Automatic fire curtain and automatic fire door to lower ground floor
- › Fully built in treated fresh air and ventilation system to basement rooms

Heating, plumbing and air conditioning

- › High performance condensing boiler providing hot water and central heating supply
- › Megaflo high pressure unit
- › Pumped hot and cold water supplies with multiple zone functionality
- › Mitsubishi air conditioning system to bedrooms (all rooms except bed two) with concealed supply units
- › Mitsubishi control system, the heating and cooling systems can be controlled via the internet



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