

27 THURLOE SQUARE

KNIGHTSBRIDGE

YEK & LAM

LONDON HONG KONG

A Grade II listed house situated on one of London's most sought-after garden squares. The house has just finished an extensive scheme of redevelopment, including the installation of a new four-person passenger lift and air conditioning.

- o Newly Redeveloped by Yek & Lam to create an extremely light and spacious home
- o Situated, in what is considered, the best position within a Prime London Garden Square
- o Newly installed four-person passenger Lift
- o Fully air conditioned
- o Cat 6 Cabling throughout
- o 7 Double en suite bedrooms
- o High ceilinged grand double first floor reception room leading to a stunning Conservatory
- o Dining Room (which can seat up to 16 people)
- o Bright Kitchen and Conservatory with views over a rear garden
- o Private Rear Garden
- o Communal Garden (welcomes children and dogs)
- o High Ceilings throughout
- o Available fully furnished in "move-in" condition
- o Held in an Offshore SPV



KNIGHTSBRIDGE SW7

Knightsbridge is considered to be part of central London's premier residential location neighbourhood along with South Kensington & Belgravia. There are a number of first class hotels and famous restaurants nearby, including Tom Aikens, Pierre Koffmann, Restaurant Gordon Ramsay and Dinner by Heston Blumenthal. It also has extremely popular retail destinations, including Harrods and Harvey Nichols.

Thurloe Square is just steps from Exhibition Road with London's great museums within yards. Just as close to Thurloe Square is Hyde Park, London's largest, most charming and diverse green space.



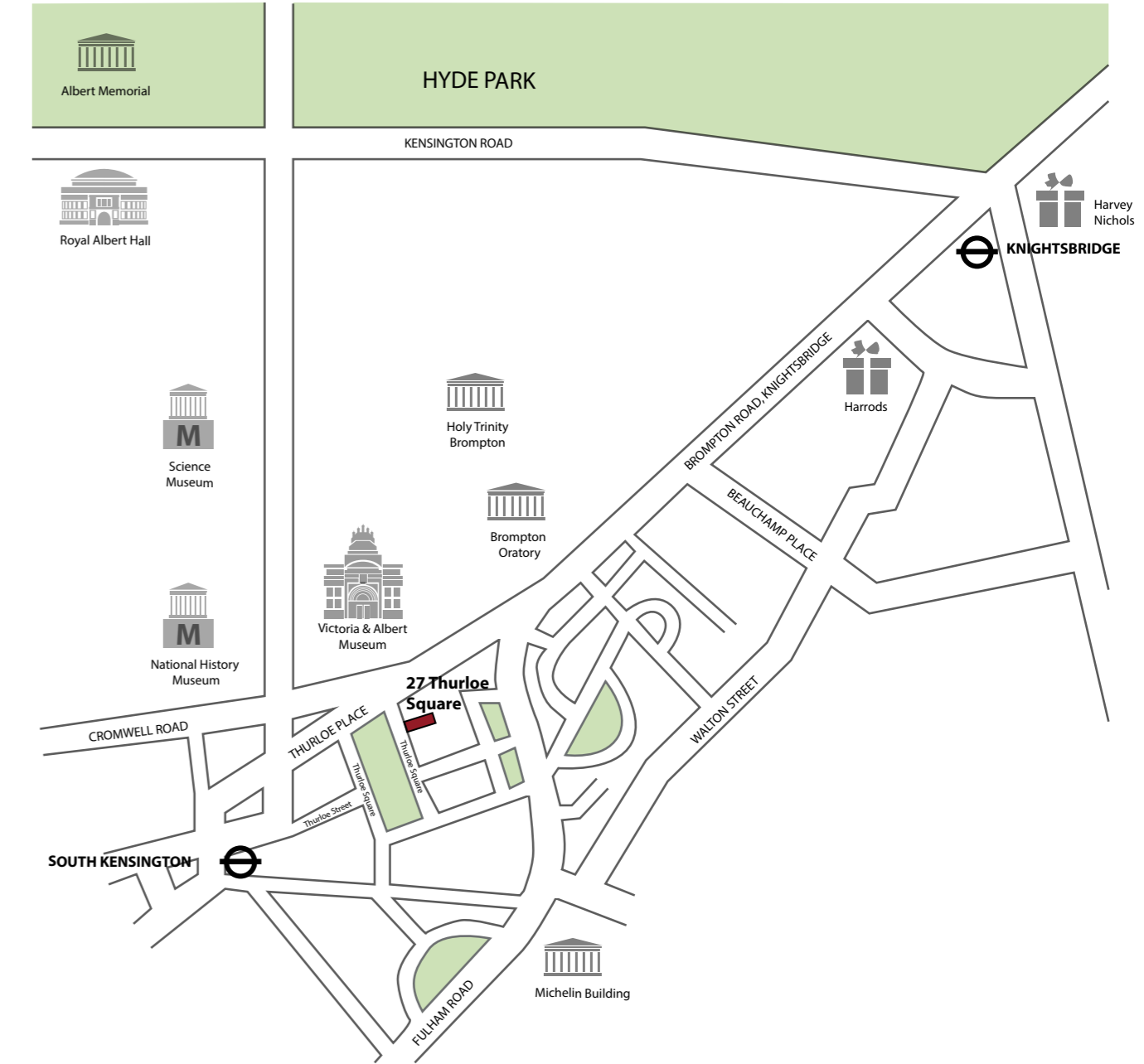
LOCATION

Royal Borough of Kensington and Chelsea

Thurloe Square lies at the foot of the Victoria and Albert Museum in the Brompton Quarter of Kensington and is named in honour of John Thurloe (c.1616-1668) Spymaster and Secretary of State for Oliver Cromwell.

In the 18th century the land passed into the ownership of Thurloe's grandson and the current square was laid out and developed from 1840 by the architect George Basevi.

The gardens are a leafy haven from the surrounding streets in Knightsbridge and South Kensington which overflow with luxury shops, restaurants and café culture and offer a vibrant mix of contemporary and traditional local amenities.



27 THURLOE SQUARE

SW7



ARCHITECTURE

27 Thurloe Square is a magnificent Victorian Grade II listed house built in 1840 by the architect George Basevi, a distinguished architect of the mid-19th century.

The freehold property is arranged over six floors and has a wonderful staircase and a series of beautifully proportioned reception rooms with high ceilings and westerly views over the garden square.

Many original features remain including ornate plaster works, original architect detailed staircase and full height windows and doors.

A further benefit of this highly sought after home is a newly installed passenger lift which improves accessibility within the property, without compromising the integrity or historic character of the building.

The house is situated on the preferred Eastern side of the square and arguably the best location on the mid-terrace.

The property has a full width kitchen, breakfast room on the ground floor and well arranged family bedrooms. Entrance hall, reception hall, dining room, first floor formal living room, conservatory, master bedroom with en suite dressing room and bathroom, 6 further bedrooms with en suite bathrooms or shower rooms, cloakrooms, Basement bedrooms, media room, Gym, study, lift garden and access to communal gardens.





FORMAL DINING ROOM

The main rooms are well proportioned, with high ceilings and fine period details. The ground floor provides a contemporary classic open plan family living space.

The house has a luxurious and grand formal dining, perfect for entertaining. The room is characterised by the elegant presence of heritage mouldings, ceiling rose and an original marble working fireplace.

The detailed dressing and furniture add a sense of calm and hospitality.





ENTRANCE HALL

The entrance hall is particularly wide and acts as a large reception hall in between the kitchen and dining room allowing excellent circulation space.

The hall also has a beautiful marble fireplace which makes for a pleasant waiting area for guests when required.







KITCHEN

Located at the rear extension of the building, the kitchen and the informal dining area create a cosy and bright space, enriched by the private garden which they overlook.

Custom designed kitchen and Miele appliances throughout; featuring a solid marble worktop island.







CONSERVATORY

The conservatory offers a bright and tranquil sitting area with green views. It also benefits from direct lift access and air conditioning.





FORMAL RECEPTION

The formal double reception is located on the first floor with a beautiful vista overlooking the majestic Thurloe Square communal gardens.

The rear of the double reception room over looks the house's private garden.









MASTER BEDROOM SUITE

The master bedroom suite offers a generous “his and hers” en-suite.

The bedroom has panoramic views over the communal garden square and a working gas fireplace.

The bathroom has a luxury free standing bath situated next to the rear windows, and a custom designed walk in shower featuring a frameless glass screen. The bathroom has bespoke joinery throughout and slab marble. There is abundant wardrobe space in the bedroom and bathroom.









LIFT, MEDIA ROOM, STUDY & GYM

Lift - ThyssenKrupp

Newly installed four person platform lift serving the property with custom designed interior, LED suspended ceiling, timeless brush stainless steel kick plate, handrail and control panel.

The media room, study and gym are highly functional and provide a very warm, bright and welcoming space.

ThyssenKrupp 





GARDEN

The house benefits from a beautiful and well-proportioned west-east facing garden.

The garden is perfect for family barbecues and entertaining guests. It can comfortably accommodate eight to ten people for dinner and double that number for cocktails.





27 Thurloe Square, SW7

Gross internal area (approx.)
 5280 Sq ft (490 Sq m) Including Under 1.5m and Vaults
 5082 Sq ft (472 Sq m) Excluding Under 1.5m and Vaults
 For identification only, Not to Scale



IMPORTANT NOTICE SECTION

This brochure has been prepared, and the statements in it are made, only by YEK & LAM. You must assume that it has not been verified by any appointed selling agents or any third party. It is not an offer, contract, warranty or representation, nor part of one. It must not be relied upon in any way. It is not definitive and does not purport to provide the information which would be needed by a prospective purchaser.

YEK & LAM

Fion Lam
 Email: fion@yekandlam.com

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

