

TREVOR SQUARE

— KNIGHTSBRIDGE SW7 —





Located on one of Knightsbridge's finest garden squares, this beautiful Grade II listed terraced house offers the perfect combination of entertaining space and bedrooms across four floors, completed with a west facing paved garden, accessed from both the sitting room and kitchen, and a delightful roof terrace.

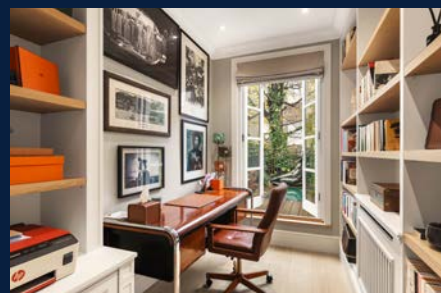
The house measures over 2,000 sq ft and presents in immaculate condition throughout with a dramatic double height conservatory giving a sense of grandeur from the sitting room to the dining room below with wonderful light coming from its west facing orientation.

From the raised ground floor entrance with marble steps into Versailles parquet flooring throughout, the first sitting room has a simple slate hearth with white surround and is completed by a cosy gas effect fire creating an atmospheric focal point to the double room. To the rear of the seating area an airy void opens on to the dining room and snug below with an abundance of natural light coming from the double height conservatory to the rear of these rooms.



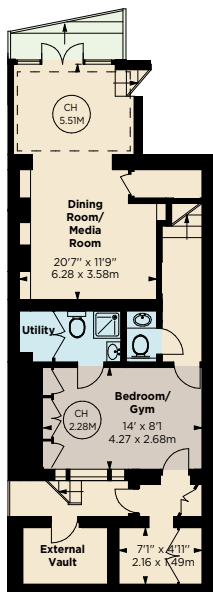
Heading down to the half landing the kitchen breakfast room with views over the luscious green garden from the built in banquet seating offer a perfect place for informal dining. A few steps away, the formal dining room with its voluminous ceilings and another gas fire create another wonderful entertaining space. Stone steps lead to the tranquil leafy garden with its mature trees and shrubs providing plenty of colour along with privacy. To the front of the house is another double bedroom with ensuite shower room and a utility cupboard, comfortably sized with built in storage the flexibility of the space allows this to be used as a home gym at present. Beyond this is an internal under pavement vault with plenty of fitted storage, plus another door opening to the external vault and an additional staircase leading back to the street. The principal bedroom with full en-suite bathroom with standalone bath, separate shower and twin vanity occupies the first floor, boasting bespoke cabinetry, a full width balcony and ceiling height measuring over 2.8m. A further two bedrooms and a bathroom sit on the floor above, with a bright study on the rear landing from which you access the roof terrace.

LOCATION Trevor Square is quietly tucked away in the heart of Knightsbridge, sitting peacefully between Knightsbridge and Brompton Road, conveniently situated close to the vast green expanse of Hyde Park and moments from the first class amenities and world class Harrods Department Store.

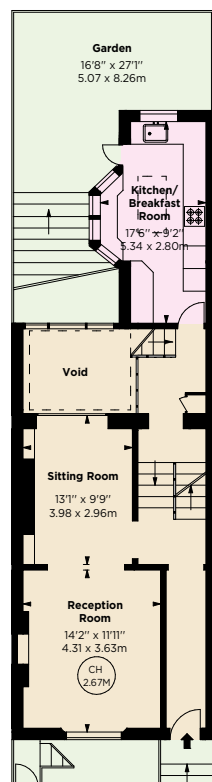




Key :
CH - Ceiling Height

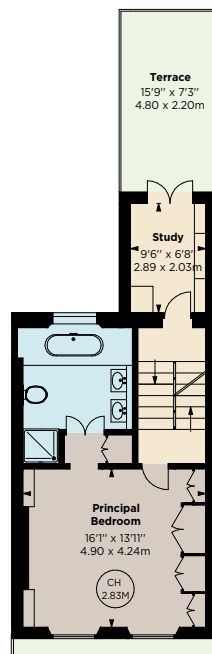


LOWER GROUND FLOOR

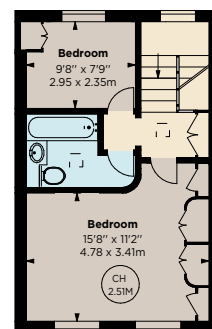


RAISED GROUND FLOOR

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



FIRST FLOOR



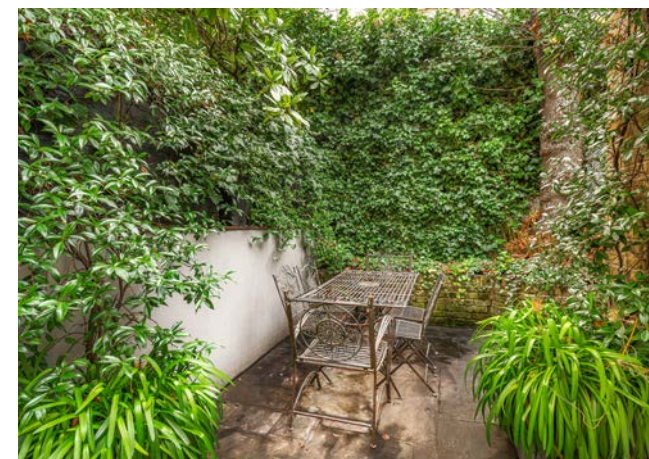
SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA

2,090 SQ FT / 194.18 SQ M
(EXCLUDING EXTERNAL VAULT)

APPROX. EXTERNAL VAULT AREA
36 SQ FT / 3.37 SQ M

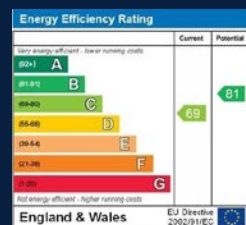
TOTAL APPROX. GROSS
INTERNAL AREA
2,126 SQ FT / 197.55 SQ M



www.nicolasvanpatrick.com

PRICE £4,950,000

TENURE Freehold



FEATURES

Principal bedroom with en suite | Three further bedrooms | Bathroom | Shower room | Cloakroom | Drawing room/dining room | Sitting room | Study | Kitchen | Conservatory | Terrace | Garden | Storage vaults | Air conditioning in all bedrooms

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Brochure by TwentyOneFifty Tel: 020 8778 2150