



HERBERT CRESCENT

KNIGHTSBRIDGE SW1



A grand Victorian house built in the 1890s which has been extensively refurbished to a high specification throughout.





Accommodation

The house is arranged over six floors and includes an imposing drawing room on the first floor and an extensive terrace.

An impressive principal bedroom suite spans the entire second floor and four further bedrooms on the third and fourth floors make for a conventional and luxurious family home.

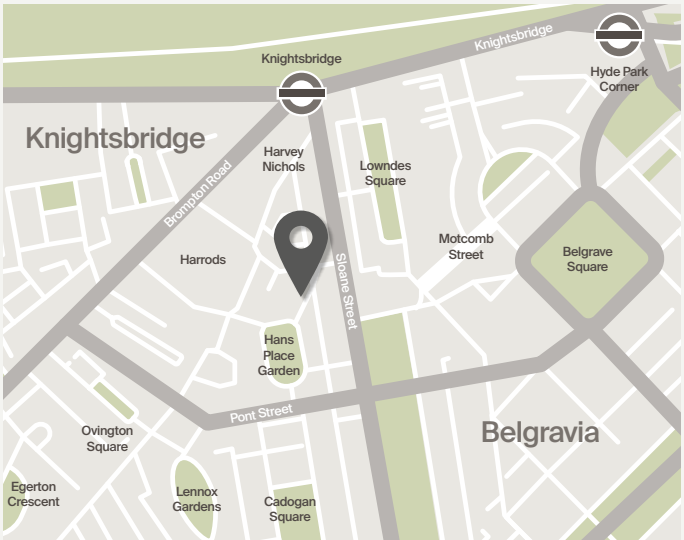
A self-contained bedroom on the lower ground floor could provide either accommodation for staff or a further guest bedroom.

- Entrance hall
- Dining room
- Kitchen
- Principal bedroom with en suite bathroom/ shower room and dressing room
- Four further bedrooms with en suite bath/ shower rooms
- Bedroom with en suite shower room and kitchenette
- Drawing room
- Wine cellar
- Utility room
- Two WCs
- Three vaults
- Terrace
- Access to Hans Place Gardens, subject to an annual fee

Location

Herbert Crescent is located immediately north-east of Hans Place. To the north is Knightsbridge, to the south is Pont Street, to the east is Sloane Street and to the west is the Brompton Road.

The property is located on the eastern side of the street close to the junction with Hans Crescent. Its convenient location will allow residents immediate access to the varied amenities of Knightsbridge and Sloane Street with the world famous Harrods located approximately 144 metres from the house.





Terms

Guide Price: £9,750,000
Tenure: Freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band H
EPC: Rating D



Specification

Lower Ground Floor

MEDIA/FAMILY ROOM

- Custom made oak veneered joinery for storing and displaying music, films and books
- Ceiling and wall-mounted connections and integrated speaker terminals allow tenants to install their own home cinema and audio visual equipment
- Note: Audio/visual equipment has not been provided. Data racks are located within the lower ground floor electrical cupboard and speaker points are terminated under the stairs in order for tenants to install their own equipment
- Havwoods engineered lacquered oak plant flooring is laid throughout

WINE STORE

- Frameless glass doors enclose a Poliform Wine Store with integrated Sub-Zero wine coolers. The wine store is not temperature controlled

UTILITY/LAUNDRY ROOM

- Large capacity washing machine, tumble dryer and fully fitted full-height laundry cupboards

CLOAKROOM

- WC with mirrored cabinet and natural limestone tiles

STAFF STUDIO FLAT

- Self-contained double bedroom studio with separate street entrance consisting of its own Poliform kitchen with Miele appliances, Poliform sliding wardrobe and shower room

PLANT AREAS

- Electrical and boiler cupboards and basement light-well plant room and bin store

Ground Floor

KITCHEN

- Bespoke Poliform kitchen with Gaggenau appliances including two sinks, two ovens, micro oven, plate warmer, fridge and freezer with integrated ice maker
- Generous central island unit with stone countertop
- Daylight is provided via the large retractable roof light
- Electric underfloor heating and mechanical cooling is also installed

DINING ROOM

- Havwoods lacquered oak parquet flooring
- Portland limestone gas fireplace designed by carver Paul Spencer
- Large bay window with original architraves

ENTRANCE HALL

- Original terracotta mouldings surround the external porch and the entrance door has been restored with traditional polished brass ironmongery
- Havwoods lacquered oak parquet runs throughout the ground floor hall and a coat cupboard is located under the staircase
- The original timber panelling and staircase have been restored to provide an impressive entrance to the property

CLOAKROOM

- WC with mirrored cabinet and natural limestone tiles

FIRST FLOOR SITTING ROOM AND LIBRARY

- Library area with built-in shelving and accent lighting. French doors with Juliet balcony
- Havwoods lacquered oak chevron parquet flooring

- Portland limestone gas fireplace designed by Paul Spencer
- Comfort cooling
- Traditional period cornice and architrave details, large bay window and French doors accentuate the generous ceiling height

SECOND FLOOR/PRINCIPAL BEDROOM SUITE

- Principal bedroom with Paul Spencer Portland limestone fireplace and comfort cooling
- En suite bathroom with contemporary Vola fittings and large stone topped bath
- Double wash basins set within a stone (composite) countertop and full large heated mirrored cabinets
- Bette shower tray and Majestic glass screen
- Luxurious Portuguese Moleanos blue limestone large format tiles
- Poliform dressing room with dark oak veneered and mirrored doors and integrated wardrobe lights
- Concealed wet bar housing a Miele coffee machine, mini fridge and sink

Third Floor

- Two double bedrooms with large built-in Poliform wardrobes with hinged doors and en suite bathrooms. See general specification below

Fourth Floor

- Two double bedrooms with Poliform sliding wardrobes and en suite bathrooms. See general specification below.
- Service areas provide access to the services on the roof
- Large walk on roof light provides daylight to the lobby

External Terrace

(ACCESS FROM FIRST FLOOR LANDING)

- A granite paved external terrace with subtle low level lighting provides amenity space to the rear of the property

General Specification

ORIGINAL FEATURES

- Existing internal features such as the staircase and timber panelling have been retained and faithfully restored
- The external facade has undergone extensive work to restore and enhance original period features such as the terracotta mouldings, lead-work, intricate brick chimneys and railings

HEATING AND COOLING

- Daikin units and controls are installed in all bedrooms and living rooms to provide comfort cooling
- Discrete Hudevad radiators provide the heating

SUSTAINABILITY

- BREEAM Ecohomes guidelines have been incorporated to upgrade the buildings performance and create a sustainable, energy efficient building
- Traditional timber double glazed windows with weather seals have been installed throughout
- As part of the Ecohomes requirement an accessible Home User Manual has been produced

UPPER FLOOR BEDROOMS

- Comfort cooling
- Built in Poliform wardrobes
- Power sockets, data, telephone and TV points ensure connectivity and options for using the rooms as studies or home offices

- Lano Ultimo Collection, Mayfair velvet carpet, colour MFV.850 Moonbeam

UPPER FLOOR BATHROOMS

- Electric underfloor heating
- Contemporary Hansgrohe shower fittings and taps
- Duravit and Bette sanitary ware
- Chrome Bisque towel rails
- Custom made cabinets with heated mirrors and concealed accent lighting
- Portuguese Moleanos limestone stonework
- Majestic shower and bath screens

JOINERY AND WARDROBES

- The Joinery has been crafted and assembled in the UK by Denne and in Italy by Poliform
- The joinery has been selected and designed to suit each individual space

IRONMONGERY

- Discrete concealed chrome hinges are installed throughout the property
- High quality chrome door knobs and window ironmongery provide sharp traditional details, complimenting the door panelling and architraves

LIGHTING

- The lighting within the bedrooms and living areas is centrally controlled via the RAKO system which allows customised scenes and dimming levels to be programmed to the user's requirements
- Retractable light switches in the bedrooms allow for the lighting to be controlled from the bedside
- Pendant light shades by designer George Nelson
- Large bespoke Andy Thornton lampshades are provided within the living areas

- John Cullen spotlights and wall lights installed throughout
- The external lighting is operated via presence detectors and can be time programmed

ALARM AND ENTRY SYSTEMS

- Centrally controlled intruder alarm system with presence detectors
- Complete centrally controlled fire detection system with smoke detectors in each habitable room, all lobbies and service/plant areas
- BPT video intercom system monitors are located on each floor enabling control of the main entrance door to allow visitors to enter

CONNECTIVITY

- The installed Sky and Hotbird satellite dishes allow for connections to Sky, Sky+, Freeview, Freesat, Hotbird and free to air TV to each bedroom and reception room.(Tenants will need to subscribe and install service providers Sky box and other equipment)
- FM and DAB radio outlets installed in each reception room and bedroom
- Data points for internet connectivity and telephone points installed in each reception room and bedroom. (Tenant will need to subscribe and install service provider's router and other necessary equipment)
- Home cinema provision via 7.1 channel speaker cable outlet array within the media room back to cinema hub position under the stairs (connections provided only, tenant to install own equipment)

