

5

RUTLAND GARDENS

KNIGHTSBRIDGE

SW7



This beautifully designed, wide and low-built house has been meticulously remodelled, having been subject to an extensive development programme. Situated on this quiet and exclusive, private road, the property is arranged over just three floors and is approximately 46ft in width.



The house has a spacious private front garden of over 800 sq ft and a private parking space in the rear courtyard. Further parking spaces can be rented on the road by separate negotiation.

Rutland Gardens is a private gated road with 24-hour security and is considered one of the best addresses in Knightsbridge. In addition, you have the 24-hour service of the gatehouse for deliveries, key holding and security.



Accommodation comprises approximately 4,019 sq ft, with very good ceiling heights and spacious rooms throughout. On the ground floor, there are three main entertaining areas, including a reception room, dining room, and large family kitchen.

The interiors have been designed to an exceptional standard by renowned British interior designer Taylor Howes, with beautiful materials and superb high-quality fittings. The house is presented fully furnished in turnkey condition, and all the contents are available to purchase.





ACCOMMODATION & AMENITIES

- Entrance hall
- Reception room
- Dining room
- Kitchen/breakfast room
- Media room
- Principal bedroom suite
- Four further bedroom suites with bath/shower rooms
- Spa/treatment room with sauna & steam shower
- Gym/Study
- Utility room
- Cloakroom
- Garden
- Private off-street parking
- Further parking spaces can be rented by separate negotiation
- 24-Hour security

SPECIFICATION

Crestron home automation

- With touch screens on each floor

Audio visual

- Media room fitted with Sonos surround system, pre-wire of speakers on ground floor

Heating & cooling

- Samsung AC system throughout and Heatmiser Wet underfloor heating

Security

- Grade 3 alarm system installed with panic button

Lighting control system

- Rako integrated with Crestron

Floor finishes

- Feature Taj Mahal quartzite, including cabochons to entrance hallway, ground floor powder room floor, stairs and all thresholds.
- Jacaranda carpets to all bedrooms
- Hakwoods timber flooring to reception and dining rooms

Doors

- Bespoke arched antique bronze Crittall doors on ground floor

Kitchen

- Bespoke joinery by kitchen architecture with Siemens and Bora appliances, wine fridge, two dishwashers and Quooker tap

Fireplaces

- JAMB fireplace surrounds in Breccia Medicea marble with rare colouration. Chesney's fire baskets.

Bathrooms

- Feature stones, including Taj Mahal, Verde Antigua, Lilac and white Avorio marbles. Samuel Heath tapware throughout and Toto toilets to powder room and principal bedroom.

Interior design features

- Elegant feature staircase spanning all floors, with Taj Mahal marble
- Dramatic custom feature chandelier to stairwell
- Bespoke stained glass panels to kitchen windows
- Strati di Pietra marble to cinema bar
- Bespoke joinery throughout
- Electrical provision for automated window treatments installed throughout









The elegant bespoke staircase leads to the first floor, with three bedroom suites, including the principal suite.

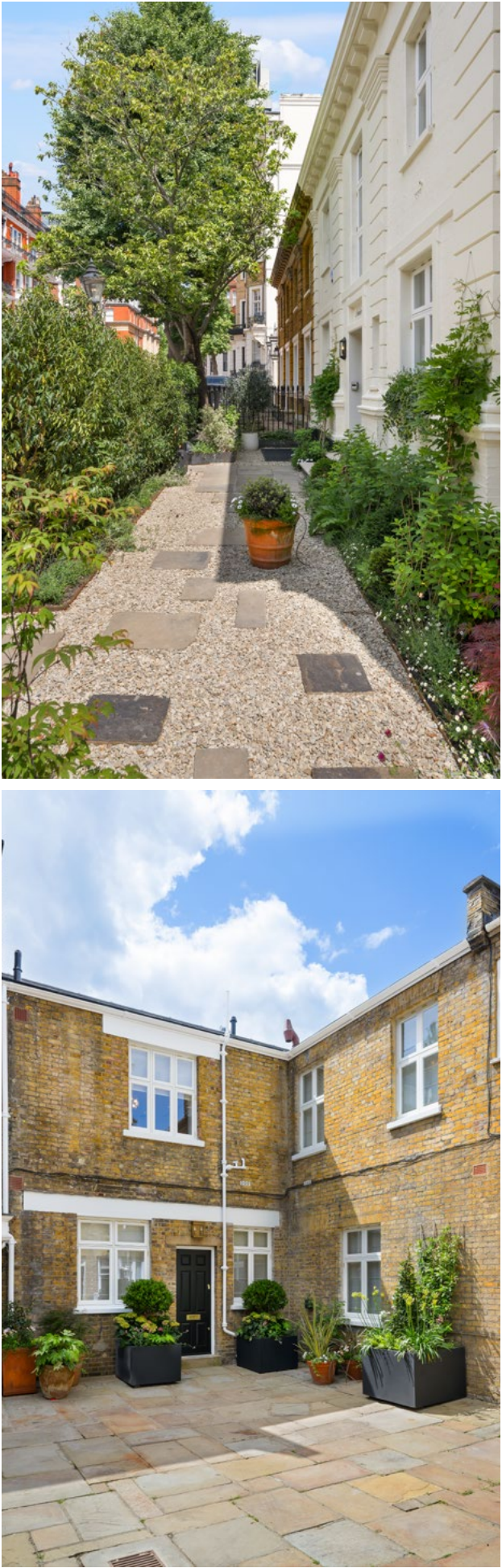


Specialist finishes include marble bathrooms, antique bronze Crittall doors, bespoke kitchen and cabinetry. The property has a central Crestron AV system, underfloor heating and air conditioning.



On the lower ground floor, there are two further bedroom suites with outside areas, a large media room, and a spa room with steam and sauna.

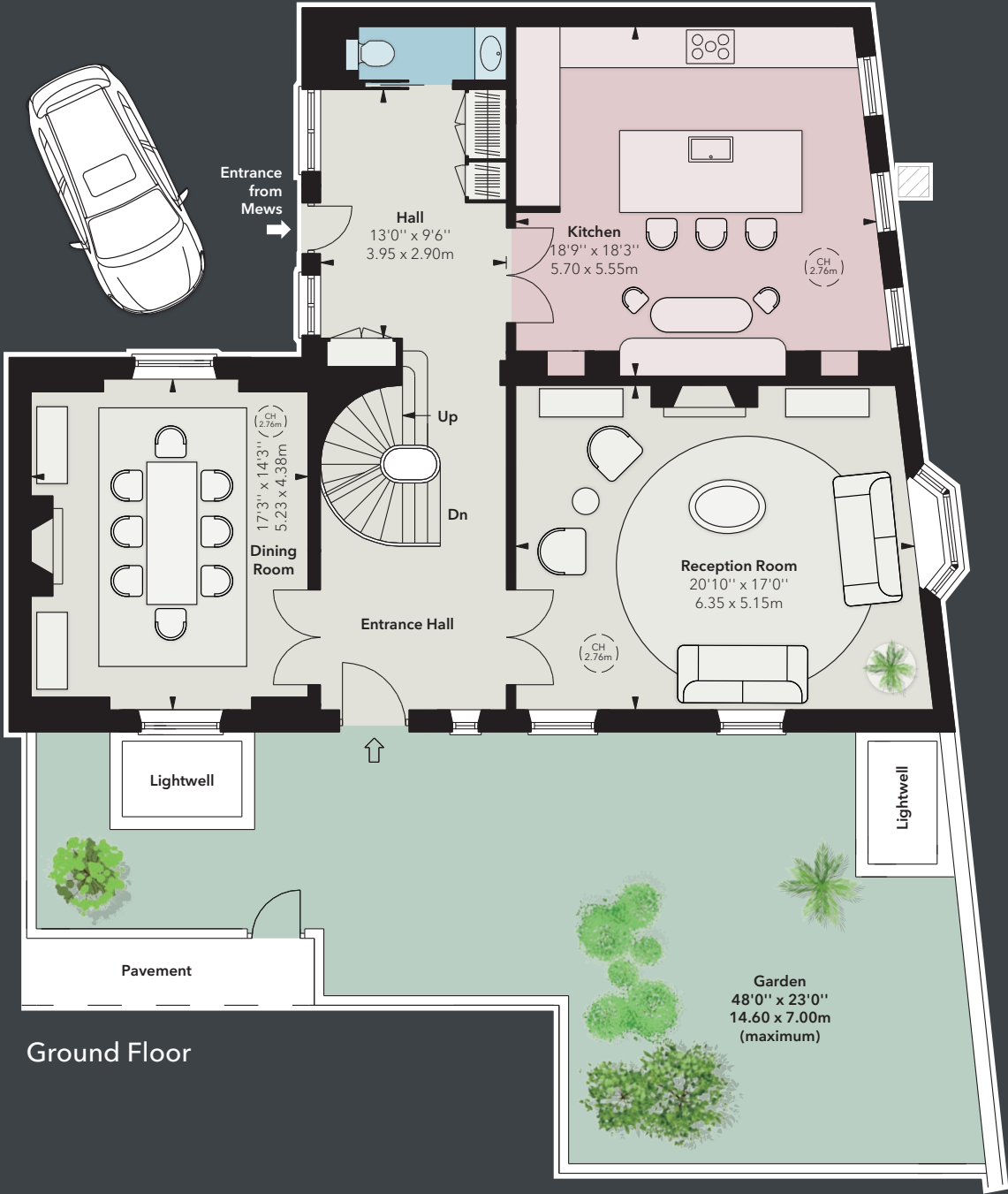




Approximate Gross Internal Area*
4,019 sq ft / 373.38 sq m
including any services areas that maybe concealed

Approximate Outside Area
855 SQ FT / 79.40 SQ M

CH: Ceilign heights
Illustration for Identification purposes only, not to scale.
*As defined by RICS Code of Measuring Practice.
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Price	Tenure	Service Charge	Local Authority	Council Tax
£16,995,000 subject to contract	Freehold	Approximately £3,300 per annum	City of Westminster	Band H

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