



Pavilion Road, Knightsbridge **SWIX**

---



# Pavilion Road, Knightsbridge **SW1X**

A stunning three bedroom mews property, located in the heart of Knightsbridge. This property offers three bedrooms, three bathrooms, large reception room with space for dining, perfect for entertaining and a separate modern kitchen with integrated appliances.

The house has the further benefit of planning permission (PP/24/00713) providing an additional floor, and the ability to create a proposed GIA of 2,767sqft - please see the proposed plans on brochure.



**Guide price:** £7,250,000

**Tenure:** Available freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H





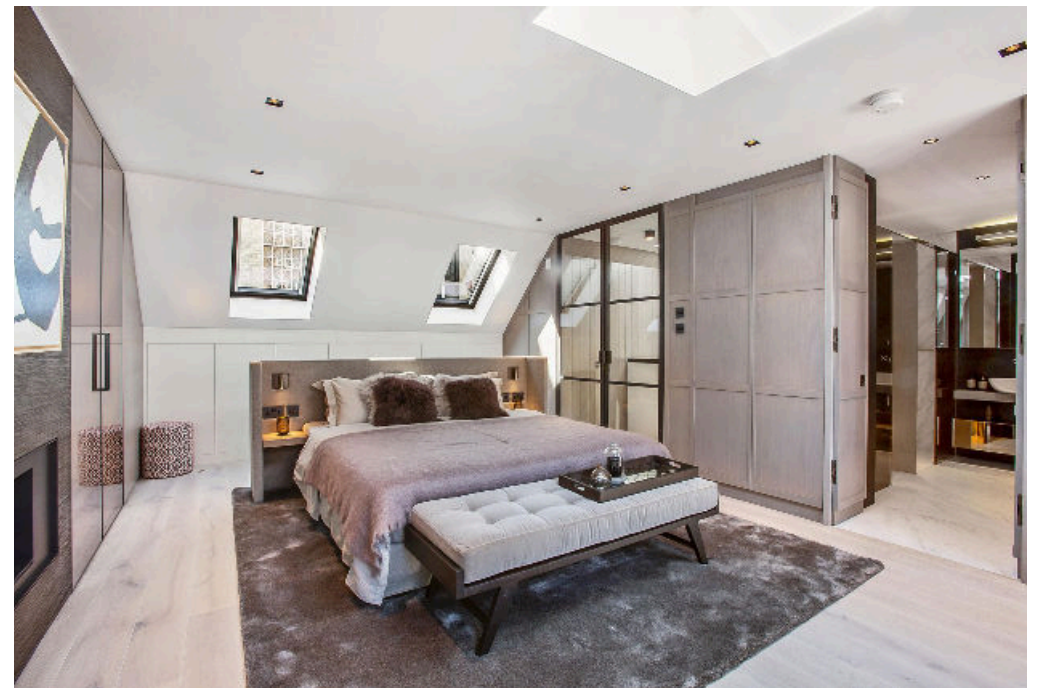
## Location

Located on the highly sought after garden square between Knightsbridge and Sloane Square. Well located, it offers access to an array of designer, boutique and high street shopping, superb restaurants and fantastic transport links into and out of London.

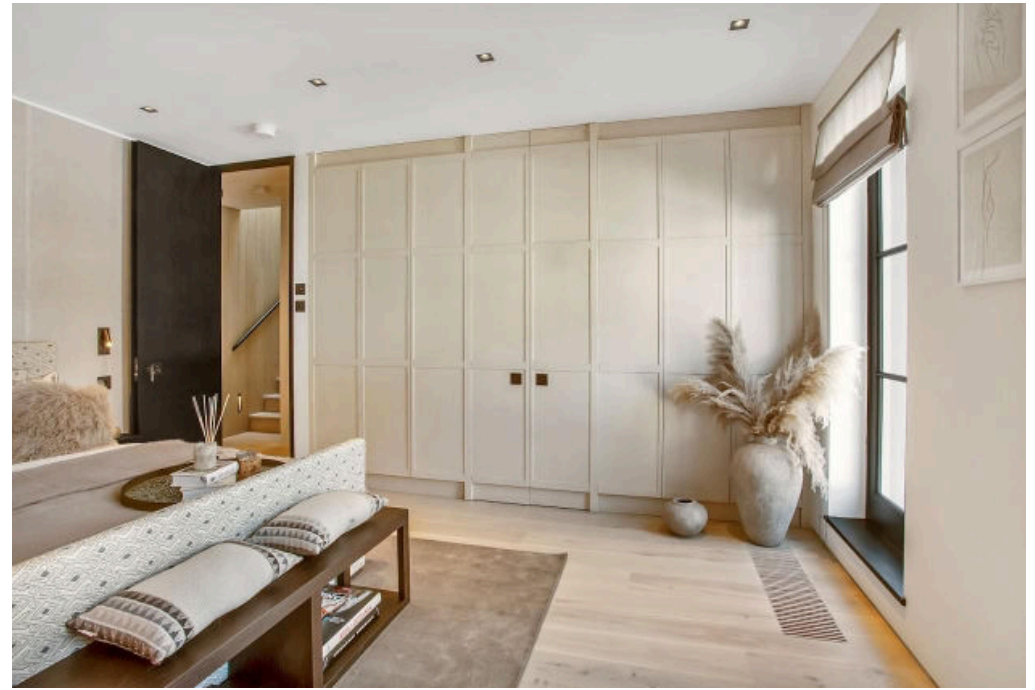
Pavilion Road is situated in the heart of Knightsbridge, within close proximity to the world renowned department store Harrods and many international boutiques.

The closest tube stations are Sloane Square (District & Circle Lines) and Knightsbridge (Piccadilly Line).



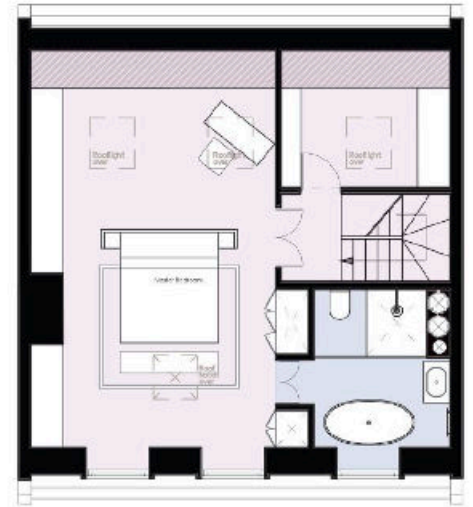
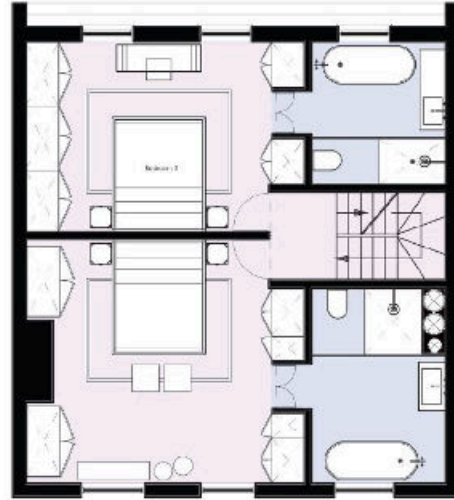
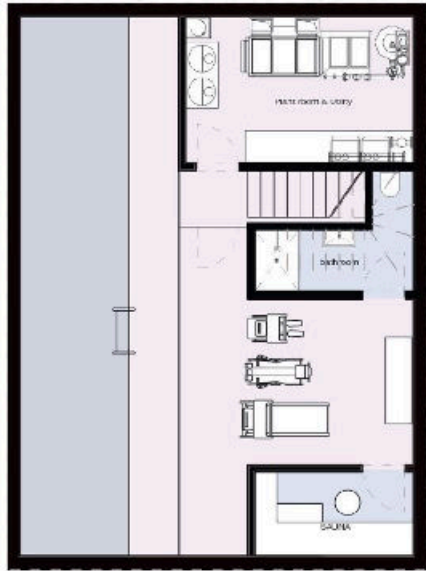






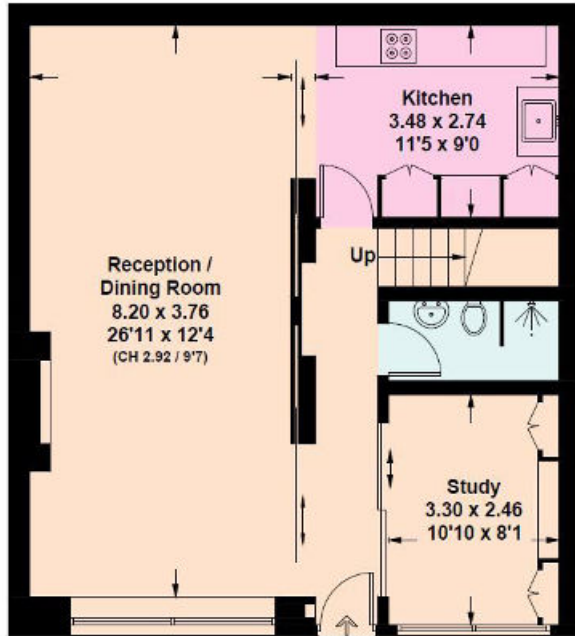
# Pavilion Road, SW1X

Planning permission exists for new basement; New Scheme with Basement:

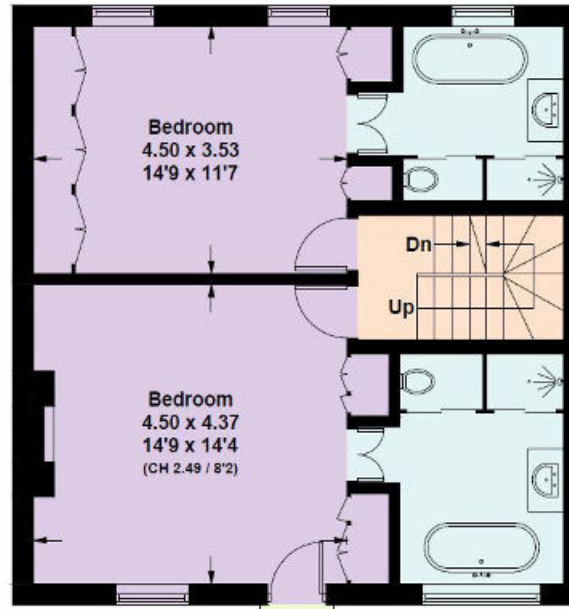


Pavilion Road, SW1X  
**Approximate Gross Internal Floor Area**  
**182.5 sq m / 1964 sq ft**

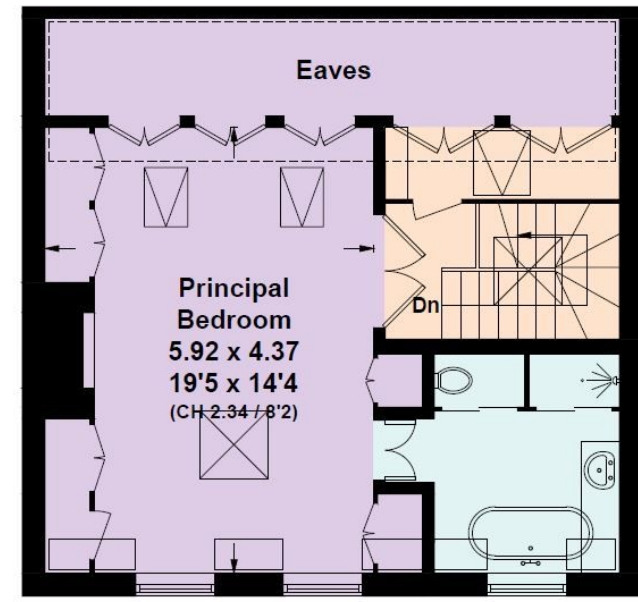
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Ground Floor**



**First Floor**



**Second Floor**

Knight Frank  
 Knightsbridge  
 52 - 54 Sloane Avenue  
 London  
 SW3 3DD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Christian Lock-Necreus**  
 +44 20 3435 6441  
[christian.lock-necreus@knightfrank.com](mailto:christian.lock-necreus@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated May 2024. Photographs and videos dated May 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.