

# CLABON MEWS

KNIGHTSBRIDGE SW1





AN UNUSUALLY WIDE  
DOUBLE-FRONTED MEWS  
HOUSE REFURBISHED  
TO A HIGH STANDARD  
AND LOCATED BEHIND  
CADOGAN SQUARE



This charming house has been entirely newly built apart from the rear façade, and interior designed to a very high quality specification and finish. The house is arranged over the lower ground, ground and two upper floors, and has an attractive brick façade and a mansard roof. Located on the western side of Clabon Mews, towards the northern end, the house backs on to the rear of Lennox Gardens.W

The house is unusually wide, being 25'3" / 7.7m wide with a depth of 29'2" / 8.9m. On the ground floor is an integral garage, a large entrance hall with cloakroom and a kitchen/ dining room at the rear running the full width of the house. On the first floor is a very impressive drawing room occupying the entire footprint of the house. On the second floor there are two double bedrooms with an en-suite bathroom and a shower room. On the newly created lower ground floor there is a third bedroom with an en-suite bathroom, utility room, second cloakroom/WC and a TV/family room.





AS PREVIOUSLY FURNISHED



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## ACCOMMODATION

- First floor drawing room
- Kitchen/dining room
- TV/family room
- Three bedrooms
- Three bathrooms/shower rooms
- Two cloakrooms/WC
- Air conditioningLutron lighting
- 10 Years premier warranty
- Integral garage





## SPECIFICATION

### KITCHEN

- Individually designed high quality matt coloured glass Poggenpohl kitchen from Germany
- Gaggenau double oven with heated drawer
- Gaggenau tall integrated fridge
- Gaggenau tall integrated freezer
- Gaggenau integrated wine cooler
- Bosch gas hob, (5 eye), on the kitchen island
- Electronically controlled ducted extractor fan by Falmec
- Miele microwave, Miele steamer, Miele coffee machine & Miele dishwasher
- Bosch washing machine & Bosch tumble dryer in a separate utility room
- Splash back & kitchen island in White Bianco Carrara Caesarstone
- Heavy duty electric waste disposal

### BATHROOMS

- Master en-suite bath in Bookmatch Statuario Polished marble slabs and honed Statuario floor
- Separate shower with thermostatic shower mixer by Hans Grohe of Germany
- Modern bathtubs by Bette with wall mounted chrome bath spouts by Grohe
- Luxury chrome heated towel rails by Zeta
- Luxury Italian vanity units and recessed mirror fronted cabinets
- Master en-suite bathroom with integrated high resolution colour Aquavision 27" TV
- Lower floor bathroom in large porcelain ceramic slabs
- Guest toilets in pencil porcelain mosaic in white and brown colours

### HEATING & COOLING

- Gas fired central heating with Vailant boiler & MegaFlo hot water system
- Underfloor heating throughout with Independent room
- Wi-Fi thermostat controls
- Mitsubishi air condition VRV System
- Central fresh air vent system

### ELECTRICAL & HOME AUTOMATION

- Lutron lighting management with bespoke engraved light switches in enamel finish
- Control 4 home automation and music system
- Multi room audio & video home control
- Installation of fibre broadband throughout the house
- HD video distribution throughout the house
- LED lighting throughout the house
- All electrical plates & sockets in enamel finish
- Sky+ HD satellite dish and radio antenna
- 50" Flat TV screen and Blu-Ray by Samsung in TV room in surround home cinema system

### FINISHES

- Pocket sliding doors in matt glass finish by Italian manufacturer Rimadesio, floor to ceiling height
- Solid smoked oak open tread staircase
- Herringbone smoked stained oak flooring
- Handmade wool & silk carpets in all bedrooms
- Master bedroom and dining room wall-coverings throughout by French manufacturer ARTE

- Bespoke Italian wardrobes by Estel in all bedrooms
- Internal and external wall mounted handmade lights
- Roller blinds in non-transparent silk in all bedrooms, kitchen/ dining room and drawing room. High quality curtains in drawing room, dining room and lower floor bedroom
- High quality timber windows and patio door in white semi matt finish by window specialists Lomax and Wood
- High quality in white semi-matt finish doors by Shadbolt with s/steel ironmongery

### SECURITY

- Insurance approved comprehensive burglar alarm system
- High security main entrance door with multi locking mechanism and registered security card keys
- Video entry phone with camera on main entrance door
- High resolution colour CCTV cameras fully integrated with the Audio Visual System at the front of the property
- CCTV recording installation
- Smoke alarms hardwired to mains supply with battery back up
- Sprinkler system throughout the property
- Panasonic telephone system with installation for 16 telephone lines

### GENERAL

- The property comes with a 10-year Premier Warranty
- The property comes with a separate garage and a remote controlled metal garage door
- Front planters with lavender at the front ground and first floor front façade
- Internal walk-in glass roof-lights by specialist manufacturer



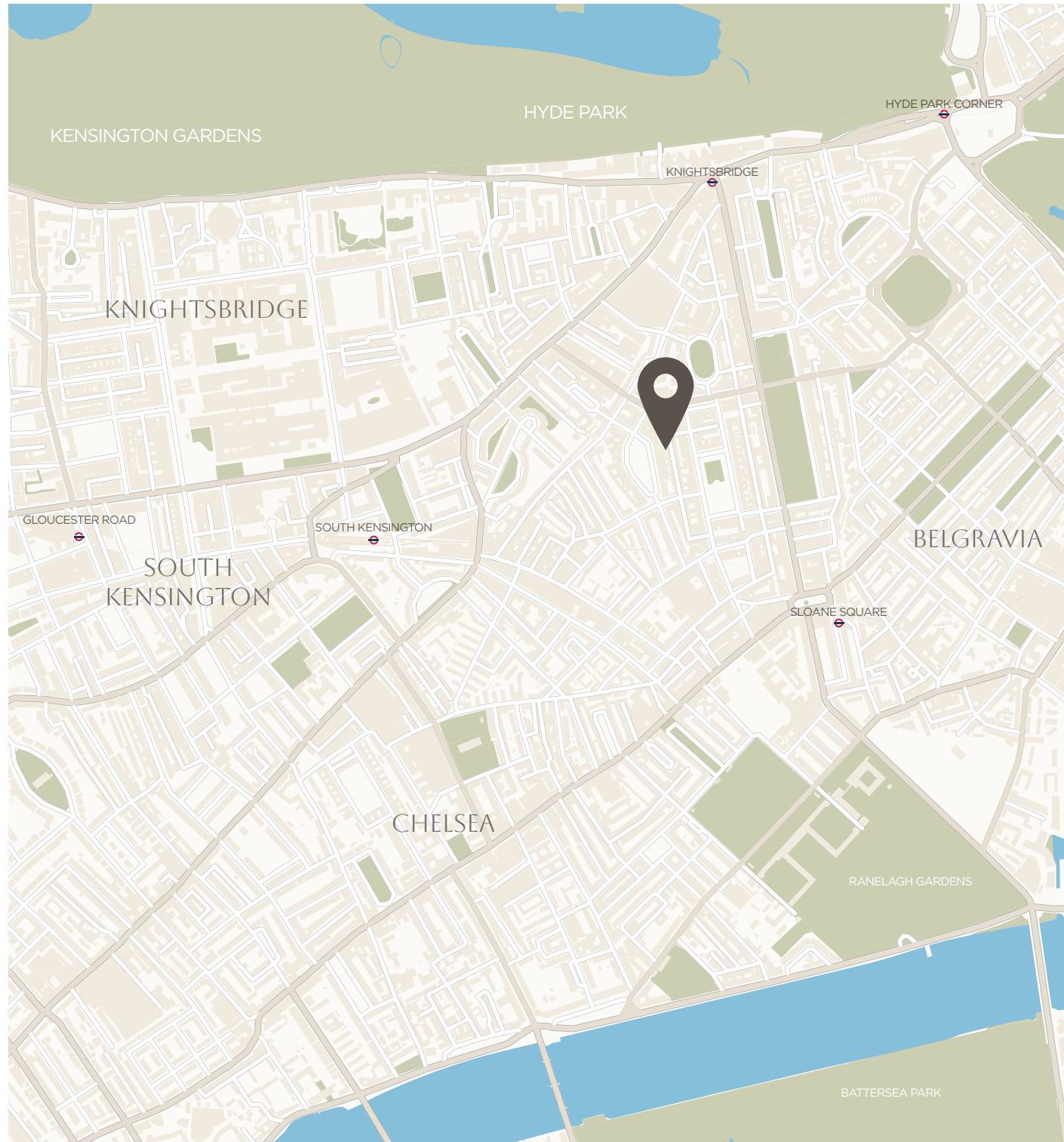






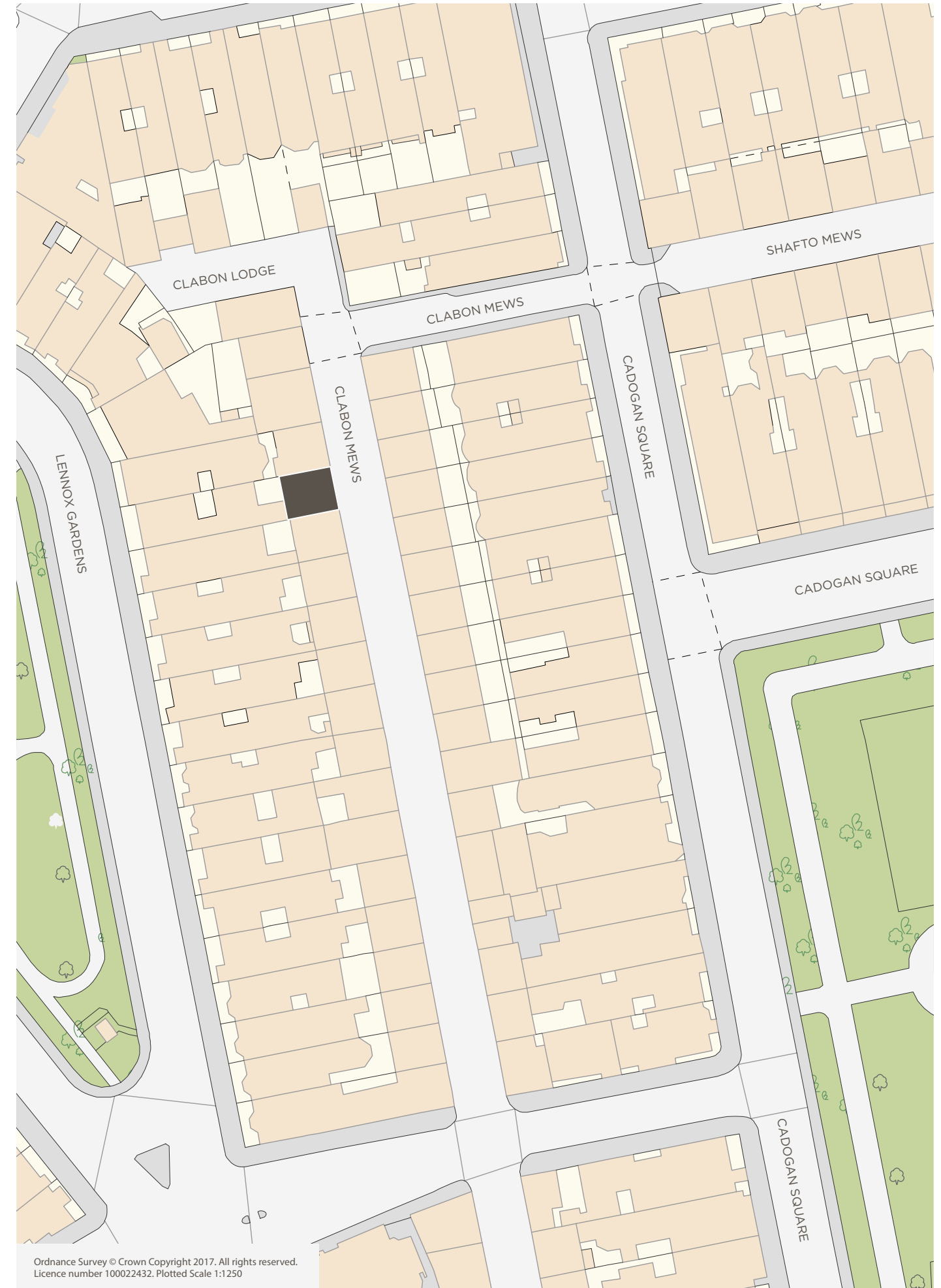
AS PREVIOUSLY FURNISHED






## LOCATION

Clabon Mews is located to the west of Cadogan Square and runs north of Cadogan Street. The property is located north of the junction with Milner Street. The house is extremely well-located for a wide range of shops, restaurants and transport facilities in Knightsbridge, Chelsea and South Kensington. The iconic department stores of Harvey Nichols and Harrods, a wide selection of five-star hotels, London's finest restaurants, international music venues, schools and universities are all within close proximity, thus making this an exceptional world-class address.





APPROXIMATE GROSS  
INTERNAL AREA  
2,886 sq ft / 268.18 sq m  
including 5.18 sq m of under 1.5m area

 Hatched Area: Under 1.5m  
CH: Ceiling height

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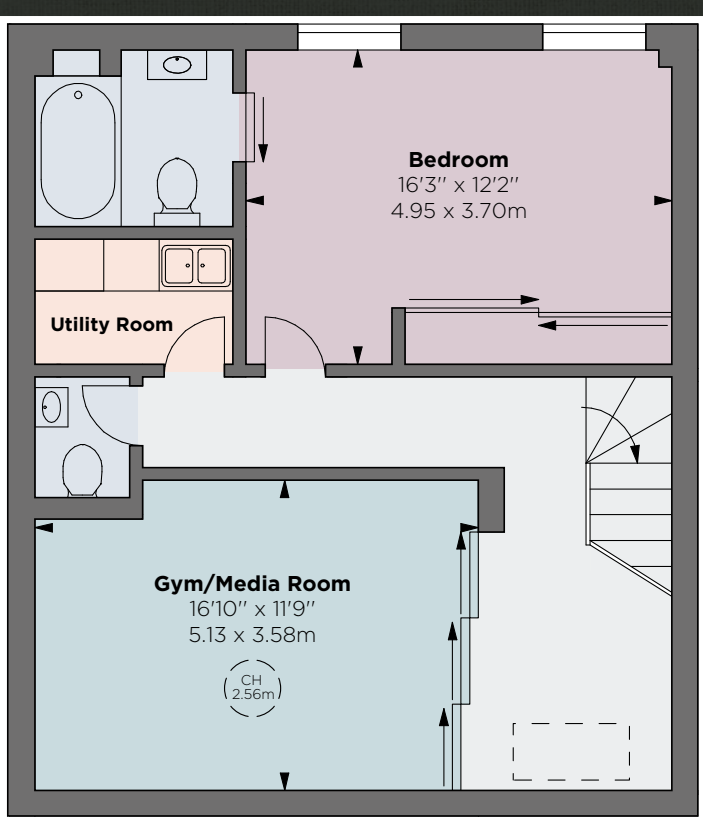
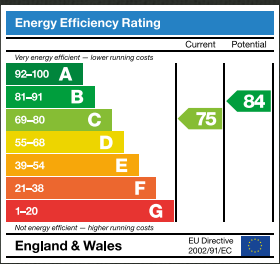
TERMS

**Tenure**  
Freehold  
**Local Authority**  
Royal Borough of  
Kensington & Chelsea

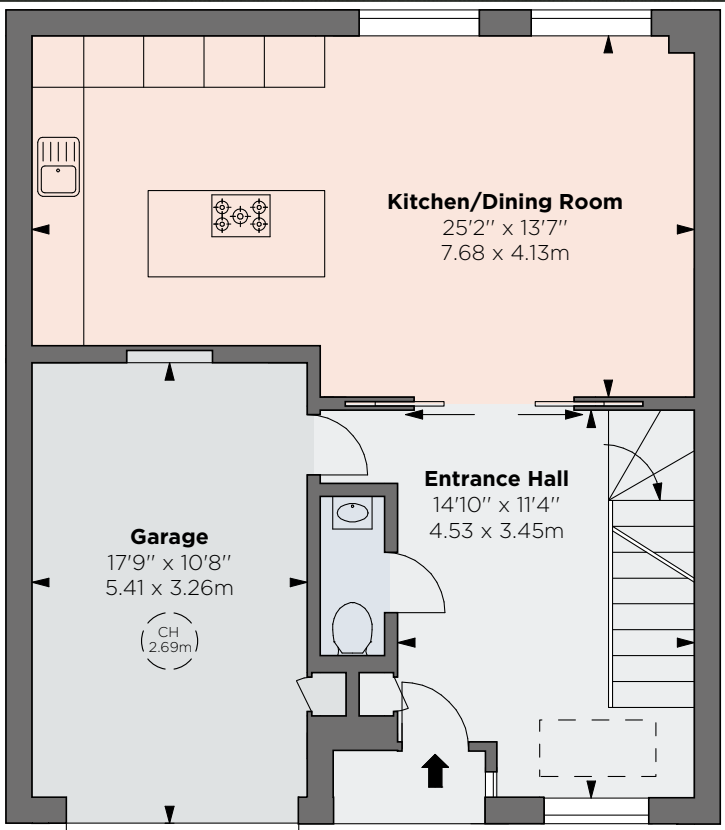
**Council Tax**  
Band H

**EPC**  
Rating C

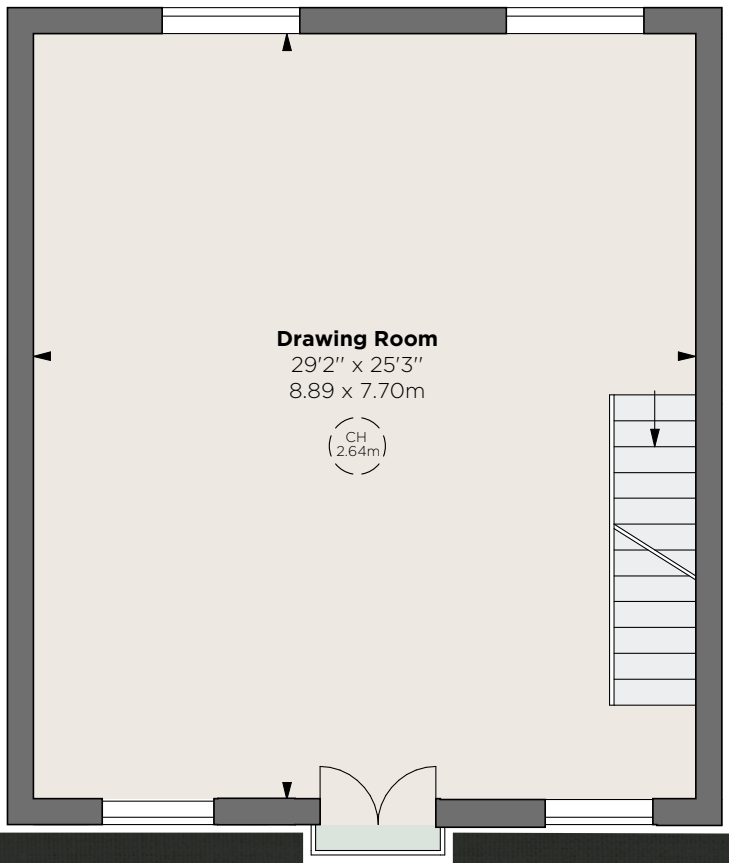
**Guide Price**  
£6,500,000



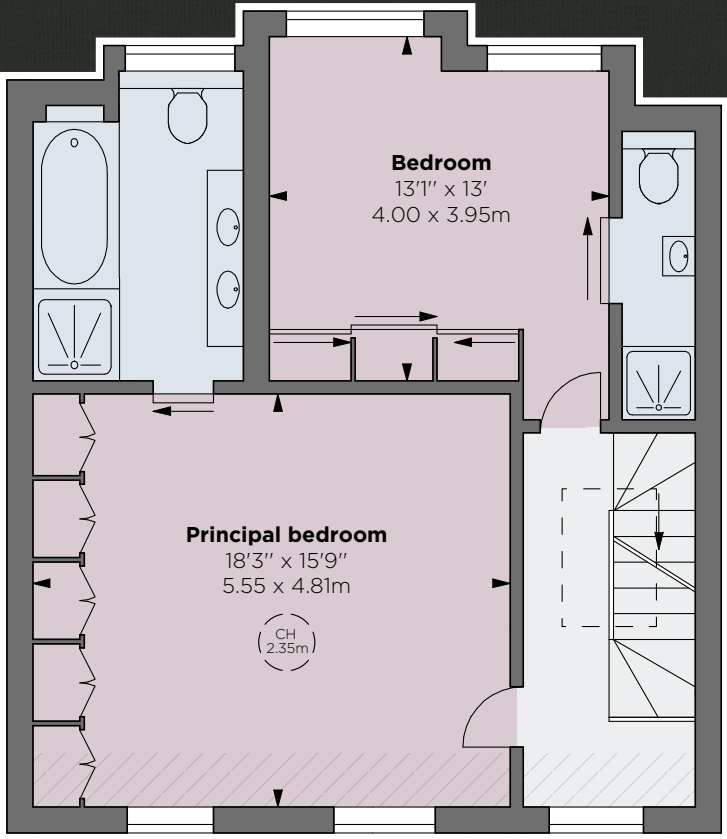
Lower Ground Floor



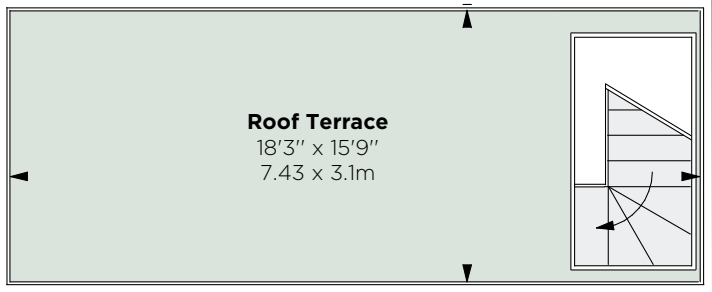
Ground Floor



First Floor

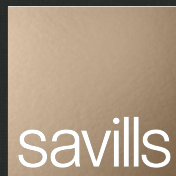


Second Floor



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