

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.



ACCOMMODATION

- First floor drawing room
- Kitchen/dining room
- TV/family room
- Three bedrooms
- Three bathrooms/shower rooms
- Two cloakrooms/WC
- Air conditioning/Lutron 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

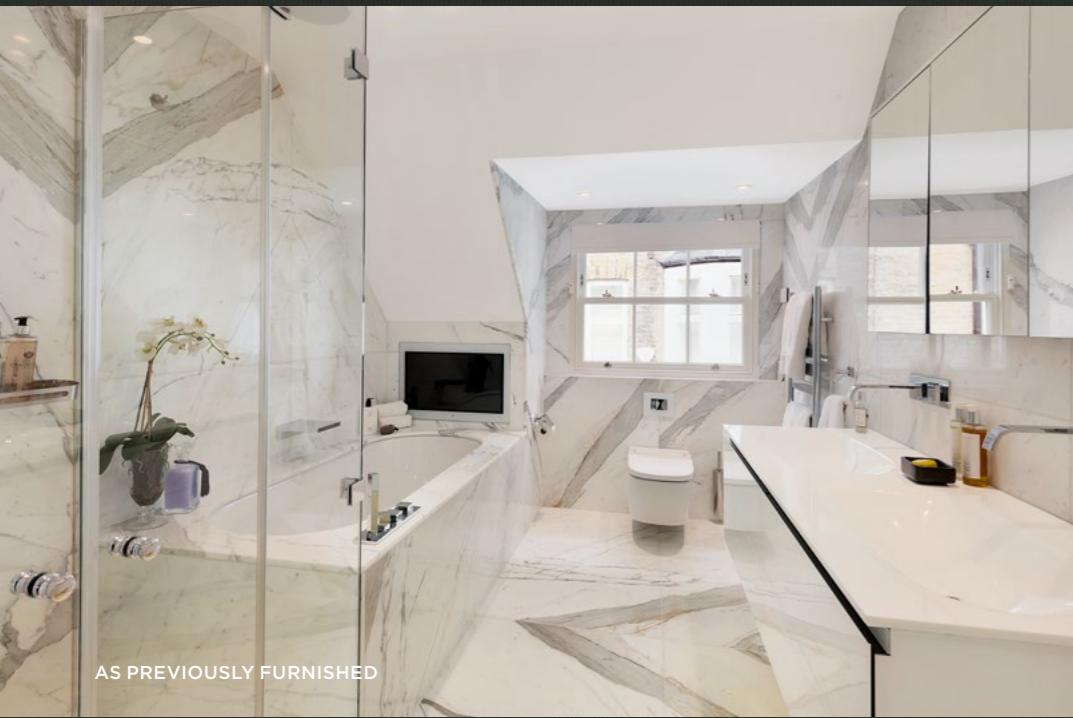
- Bespoke Italian wardrobes by Estel in all bedrooms
- Internal and external wall mounted handmade lights
- Roller blinds in non-transparent silk in all bedrooms, kitchen/ dining room and drawing room. High quality curtains in drawing room, dining room and lower floor bedroom
- High quality timber windows 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

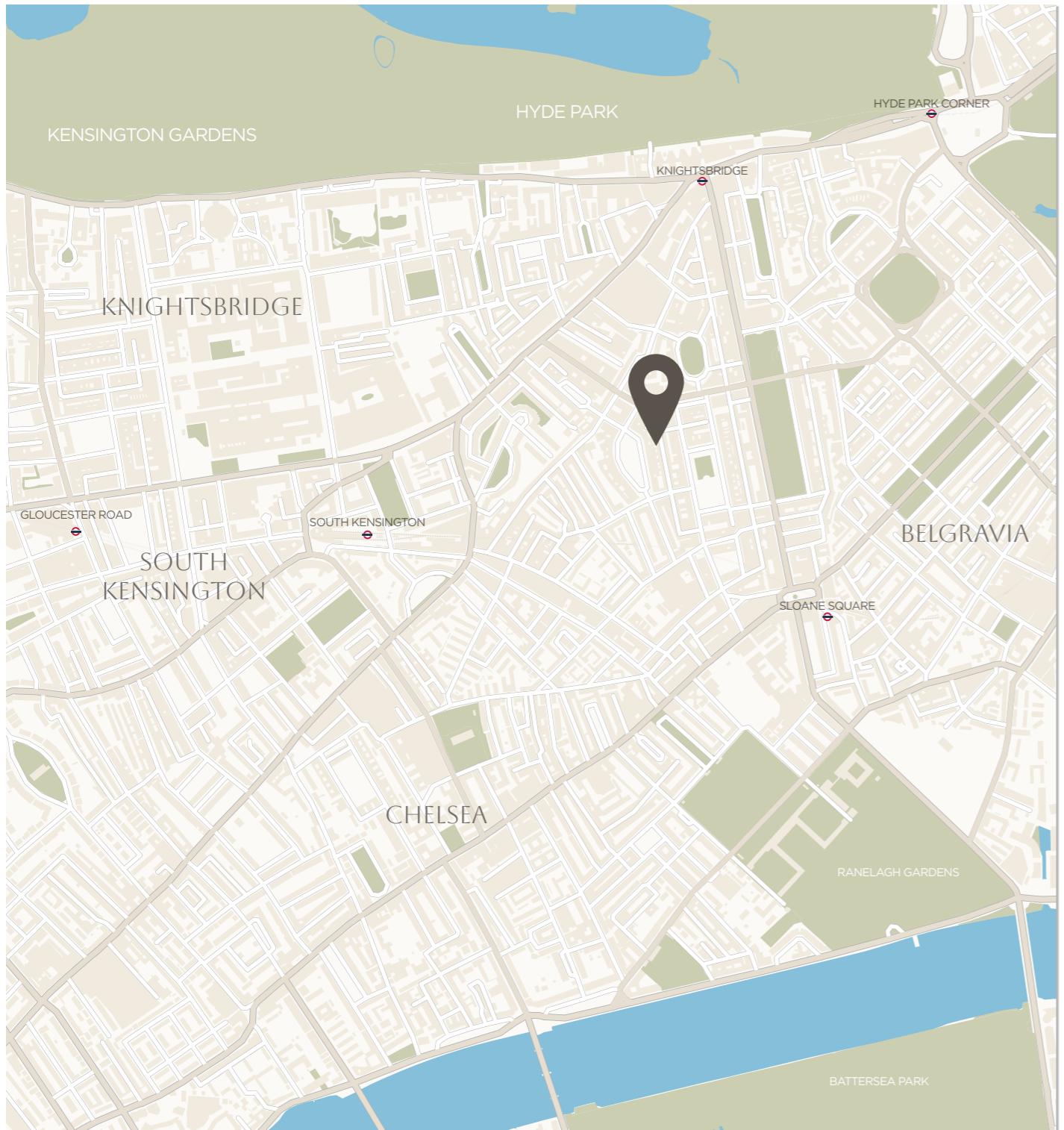
GENERAL

- 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



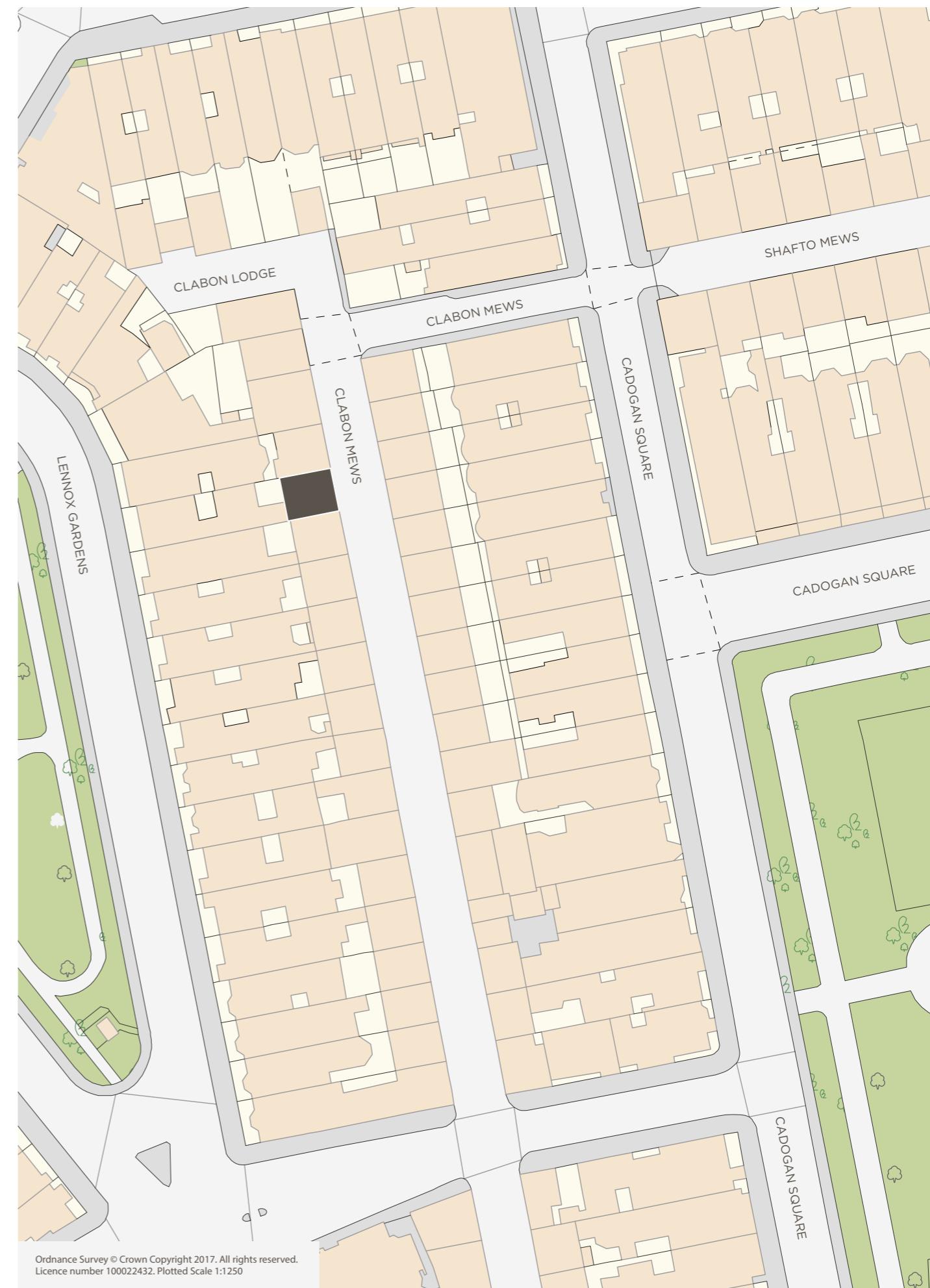


AS PREVIOUSLY FURNISHED



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

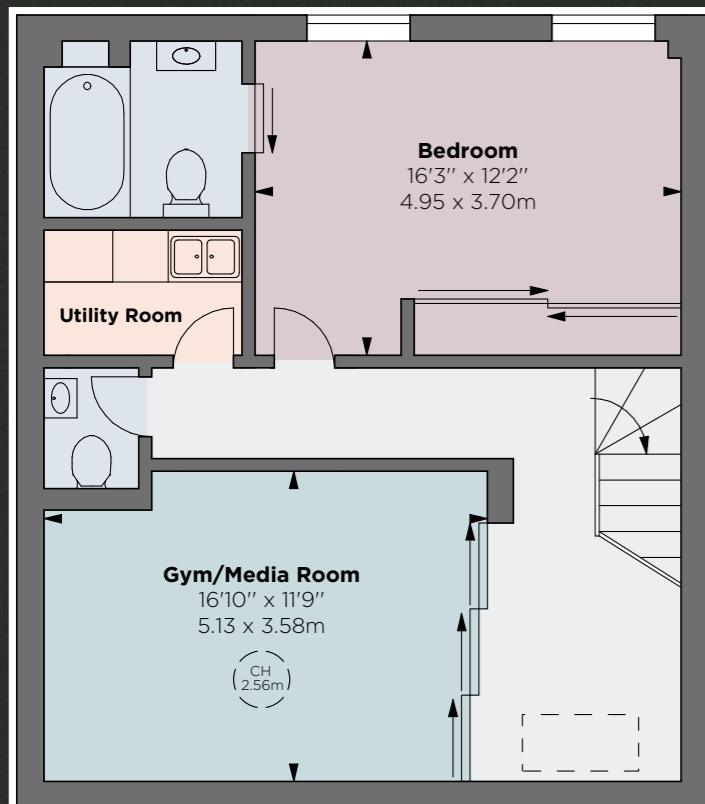
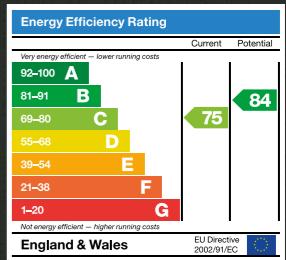
Band H

EPC

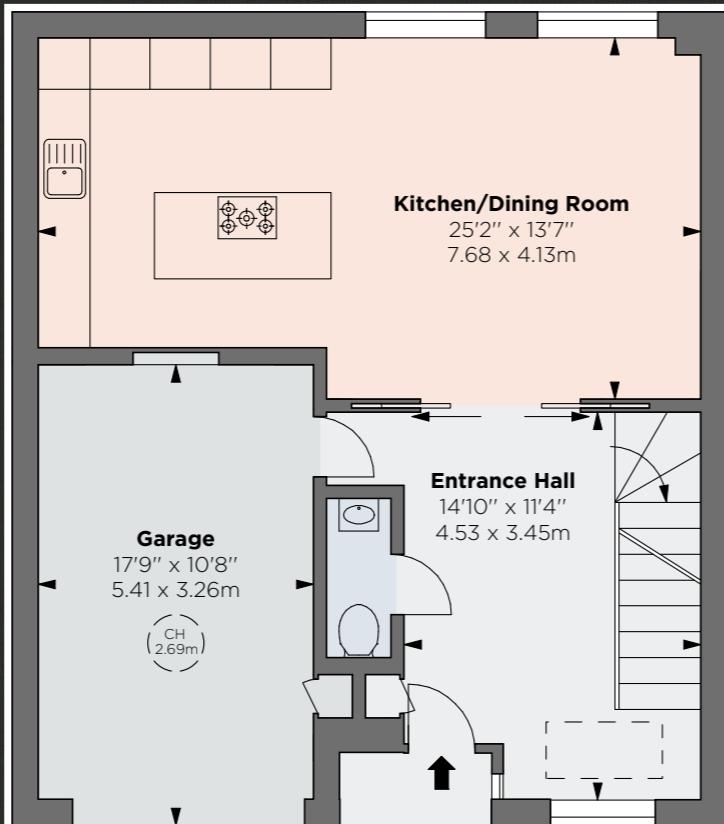
Rating C

Guide Price

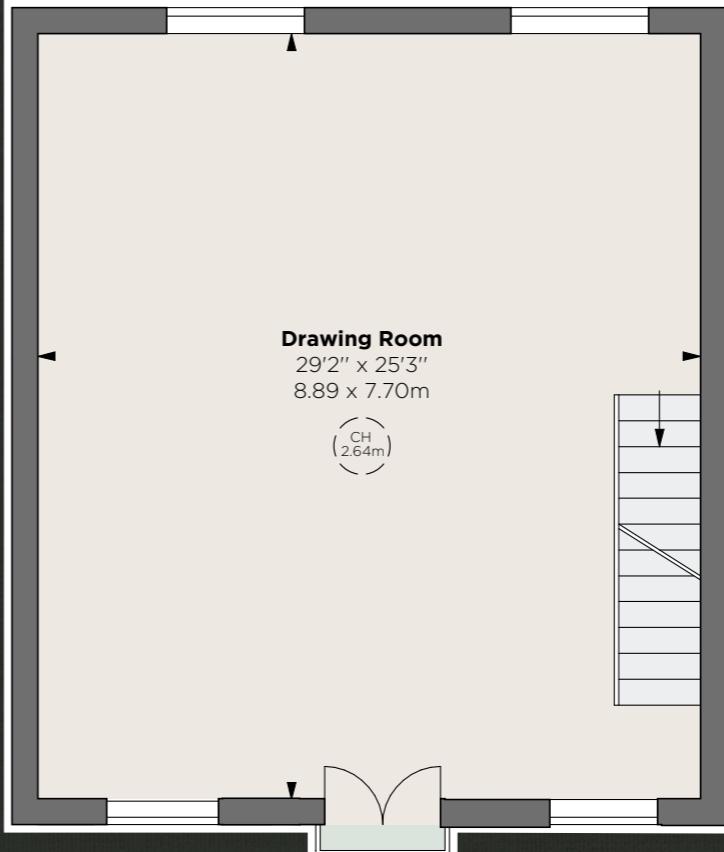
£6,500,000



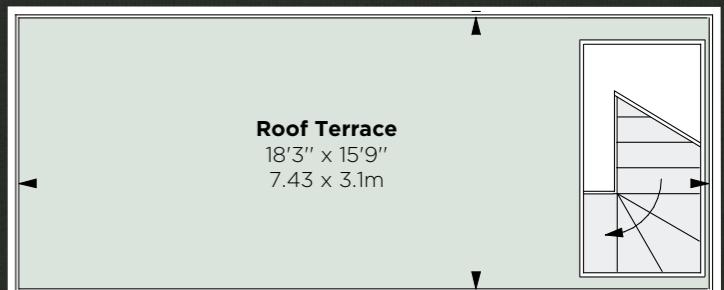
Lower Ground Floor



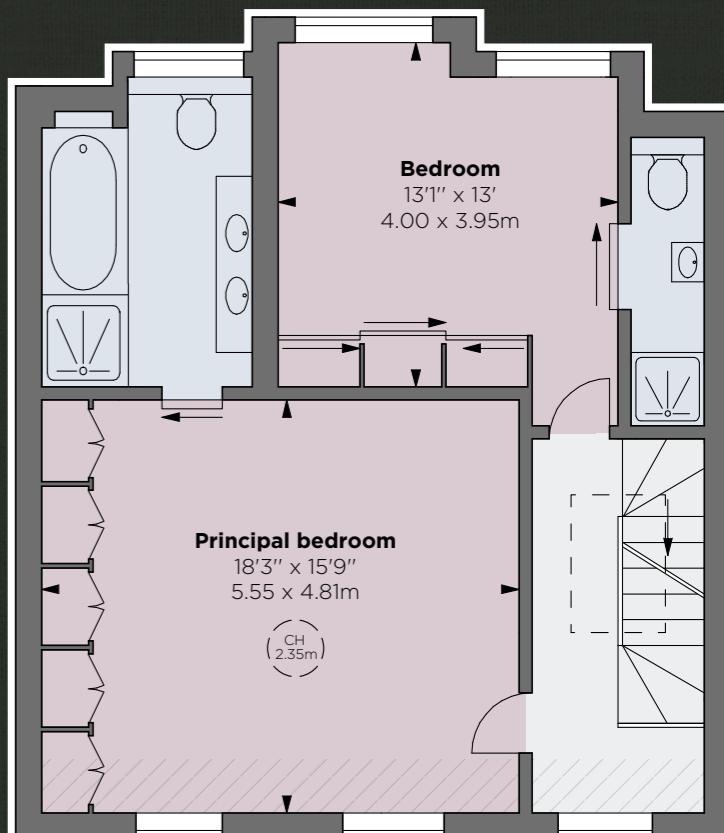
Ground Floor



First Floor



Roof Terrace
18'3" x 15'9"
7.43 x 3.1m



Second Floor

Viewing: Strictly by appointment with Savills. Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22/01/26 SAVILLS-260116-03-GG



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