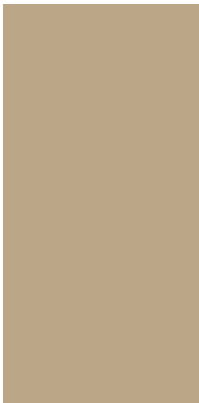


Shafto Mews
KNIGHTSBRIDGE SW1

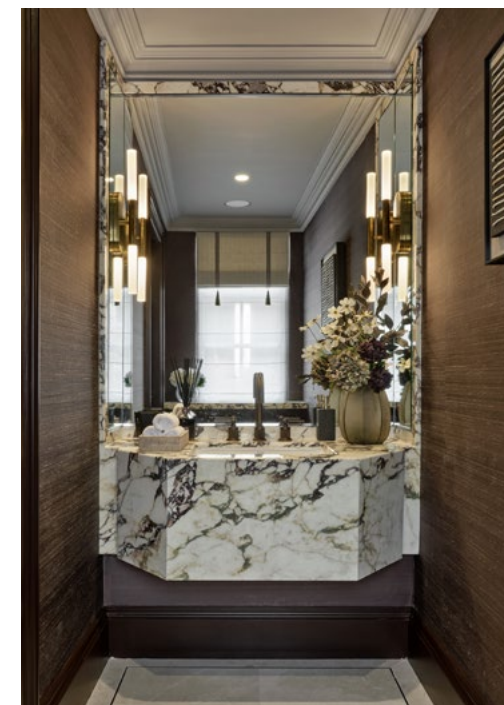




An immaculate Knightsbridge mews house with cinema and garden

Having been recently rebuilt, this mews house benefits from all the modern touches you would expect excluding underfloor heating, air conditioning, automated lighting and integrated audio-visual systems.

Covering approximately 2,917 sq ft (excluding storage areas), the accommodation comprises a reception room on the ground floor with a large kitchen/dining room and a cinema room in the basement. The principal bedroom suite is on the first floor with two further bedroom suites. There is a separate utility room, guest cloakroom and secure garage.







Key Features

- Garden
- Cinema room
- Underfloor heating
- Air conditioning
- Automated lighting
- Integrated audio-visual systems
- Garage

Accommodation

- Reception room
- Garden
- Sitting/dining/kitchen
- Cinema room
- Principal bedroom with walk-in wardrobe and ensuite
- Second bedroom with walk-in wardrobe and ensuite
- Third bedroom with ensuite
- Utility room
- Plant room
- Garage
- WC

Location

Shafto Mews is a quiet cul-de-sac mews in Knightsbridge, running between Pont Street and Cadogan Square. Both Knightsbridge and Sloane Square are within easy reach as is Hyde Park; this is a quiet address only moments away from some of the most famous locations found in Prime Central London.

The mews is particularly quiet with no passing traffic, consequently it is very quiet particularly in the private South facing garden which is accessed from the ground floor reception room.

Lower Ground Floor

Cinema Room

- Luxury deep-pile carpet
- Textured wallpaper
- Bespoke lacquer joinery
- Icy glass with brass detail wall sconces
- 85" Samsung 4K Ultra HD HDR Smart LED TV
- Integrated ceiling speakers and sub-woofer

Sitting / Dining Room / Kitchen

- Arabescato Corcia polished marble worktop and back splash
- Bespoke stained oak veneer joinery with dark bronze handles
- Gaggenau appliances including, built-in oven and built-in microwave
- Miele integrated appliances including dishwasher, fridge-freezer, hob with integrated extractor fan.
- Patinated brass 3-in-1 Quooker tap
- Textured wallpaper
- Bespoke patterned inset silk rug with timber border
- Bespoke ash veneer joinery with Fior Di Pesco countertop
- Bespoke branch chandelier in brass
- Integrated ceiling speakers
- Antique brass wall lights with curved glass

Utility Room

- Bespoke joinery with polished quartz worktop and backsplash
- Samsung washing machine and tumble dryer

Ground Floor

Entrance Hall

- Belgravia marble flooring with Shell Gris marble border
- Bespoke joinery with antique mirror doors
- Stained solid timber handrail on a decorative black metal balustrade
- Antique brass Sussex Semi-Flush Bell Jar Lantern

Cloakroom

- Belgravia marble flooring with Shell Gris marble border
- Arabescato Viola marble vanity unit
- Linen textured wallpaper
- Rousseau vanity sconces with etched crystals
- Gessi Sanitaryware in dark bronze

Reception Room

- Bespoke patterned inset silk rug with timber border
- Bespoke ash veneer joinery with Fior Di Pesco countertop
- Satin and Clear glass “Lunar Chandelier”
- Simple Bolection fireplace in Turkish grey marble
- Bespoke sheer and blackout curtains
- Integrated ceiling speakers

Garage

- Resin floor
- Automated up and over garage door
- Plant cupboard

Garden

- Ivory rectified porcelain tiles
- Bespoke painted timber trellis
- Flamed bronze floor up lights
- Textured white wall lights
- Water supply

First Floor

Principal Bedroom

- Luxury deep-pile carpet
- Bespoke eucalyptus veneer joinery with brass handles
- Porta Romana willow reading lights
- Bespoke faux leather headboard with inset fabric
- Integrated ceiling speakers
- Bespoke sheer and blackout curtains
- Juliette balcony

Principal Walk-In Wardrobe

- Luxury deep-pile carpet
- Bespoke eucalyptus veneer joinery vanity unit and wardrobes with brass handles

Principal En Suite Bathroom

- Arabescato vagli marble floor, walls, vanity unit, and bath
- Bespoke eucalyptus veneer joinery with inset mirror panels with an antique brass trim
- Antique brass heated towel rail
- Antique brass and white frosted glass wall lights
- Gessi sanitaryware in antique brass

Bedroom 2

- Luxury deep-pile carpet
- Textured wallpaper
- Bespoke faux leather headboard
- Bespoke sheer roman blinds

Bedroom 2 Walk-In Wardrobe

- Luxury deep-pile carpet
- Textured wallpaper
- Bespoke eucalyptus veneer joinery wardrobes and vanity unit with inset mirrors and bronze pull handles

En Suite Shower Room 2

- White Emperador marble floors, walls and vanity unit
- Bespoke fluted joinery vanity unit
- Polished nickel with white glass calliope wall lights
- Polished nickel heated towel rail
- Lefroy Brooks sanitaryware in polished nickel

Second Floor

Bedroom 3

- Luxury deep-pile carpet
- Bespoke ash veneer joinery
- Bespoke ash veneer headboard with inset fabric panels

En Suite Shower Room 3

- White Emperador marble floors, walls and vanity unit
- Bespoke fluted joinery vanity unit
- Polished nickel with white glass calliope wall lights
- Lefroy Brooks sanitaryware in polished nickel
- Polished nickel heated towel rail

General

Home Automation & Entertainment

- Fully automated Control 4 multi-room audio visual control system
- Control 4 lighting system
- Ultra HD and 4K Smart LED TVs to cinema, kitchen-living-dining and formal living
- Wired for digital TV and radio
- Ceiling speakers installed to living-dining, primary suite, formal living, and cinema
- Wall-mounted Control 4 panel

Security

- Banham security locks to main entrance door
- Entry system with video and Wi-Fi compatibility
- Intruder alarm system with a

built-in proximity tag reader, suitable for upgrading to monitored system

- Smoke and heat detection hardwired

Heating/Cooling & Plumbing

- Underfloor heating in basement, ground floor, and bathrooms
- Radiators in all bedrooms, first floor hallway and second floor hallway
- Electric heated towel rails to all en-suite bathrooms
- Smart thermostats throughout
- Pressurised hot water system
- Air conditioning to all principal rooms
- Individual zone controls and thermostats to all rooms

Electrics

- Energy efficient LED downlights throughout
- Wired for data
- Pre-wired for SkyQ HD and video distribution
- Pre-wired for additional TV points to bedrooms

Parking

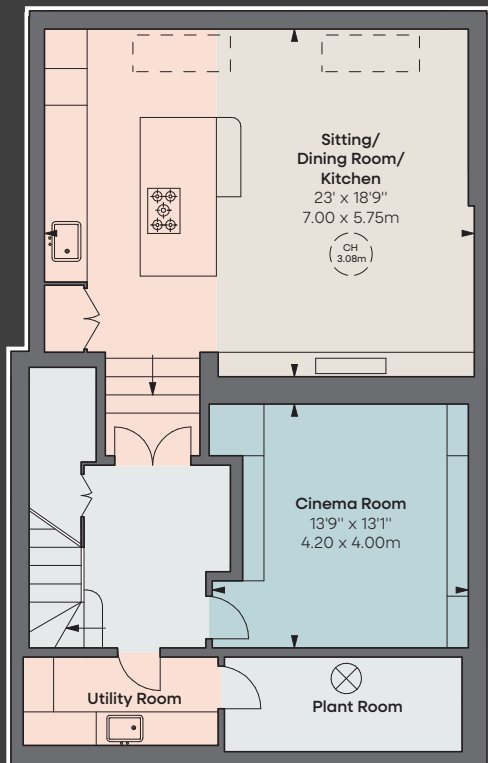
- Secure parking in mews garage

Furniture & Accessories

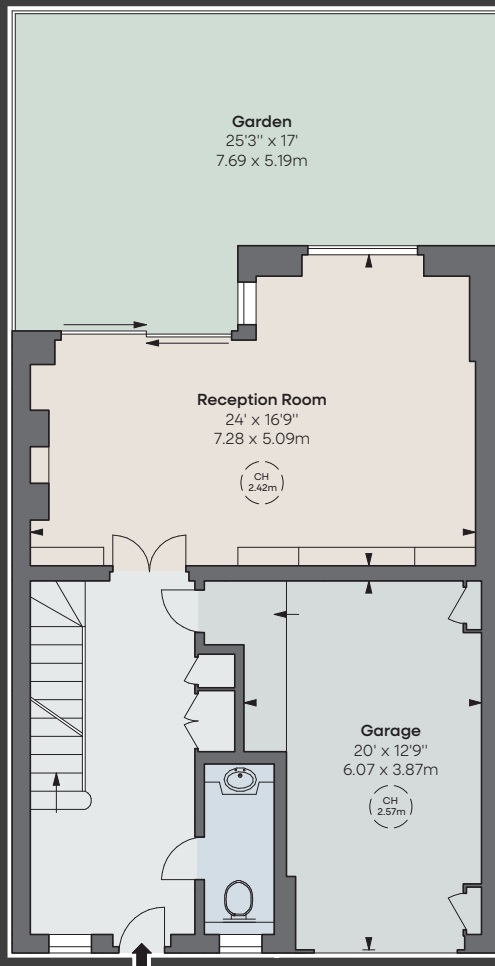
- Available by separate negotiation
- Complete with the highest quality bespoke handmade furniture
- Lifestyle furnishings, fixtures, and fittings throughout

Artwork

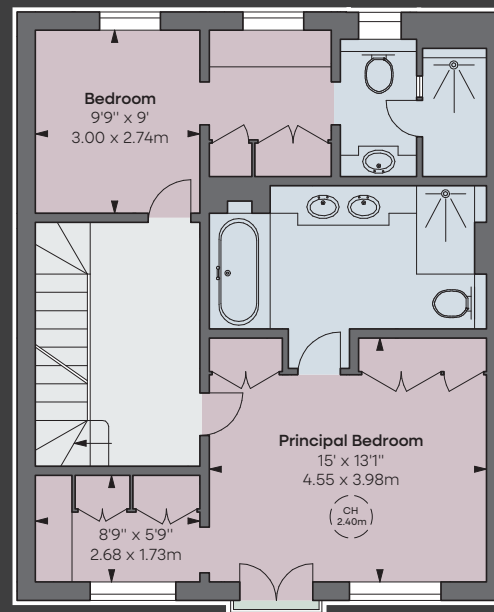
- Artwork available by separate negotiation (inventory available)



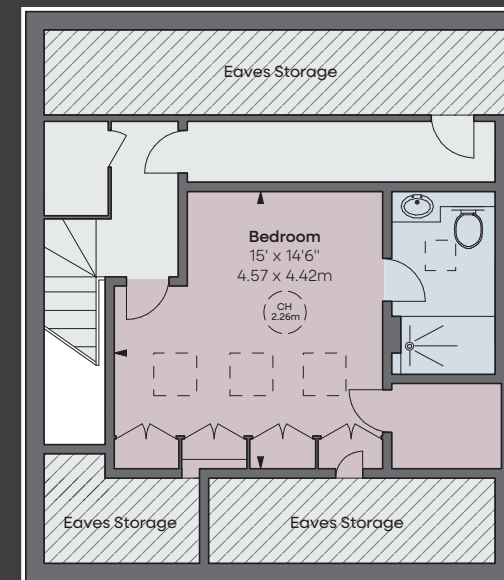
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area
2,917 sq ft / 270.99 sq m
excluding eaves

Eaves Storage Area
230 sq ft / 21.37 sq m

Total Approximate Gross Internal Area
3,147 sq ft / 292.36 sq m



Hatched Area = Under 1.5m
CH: Ceiling height

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. This plan is not to scale. It is for guidance and not for valuation purposes.

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Tenure	Guide Price	EPC	Local Authority	Council Tax
Freehold	£8,500,000	Rating D	Kensington & Chelsea	Band H

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