



THE CUBITT COLLECTION

66 WARWICK SQUARE
LONDON SW1





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SQUARE

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Warwick Square enjoys a wonderful, central location. Nearby Victoria station offers access to the capital's business and finance districts, as well as to the Gatwick Express. Within walking distance of the square are some of London's finest cultural highlights including Buckingham Palace, St James's Park, Green Park, Tate Britain and Westminster Abbey. The boutique shops and cafe culture of the Pimlico Road, Elizabeth Street, Churton Street and Sloane Square are also on your doorstep.



HERITAGE

Having completed Eaton and Belgrave Squares in the 1820s and 1830s, London's most prolific master builder,

Thomas Cubitt, turned his focus to neighbouring Pimlico, or 'South Belgravia' as he called it. Cubitt continued with his Italian-inspired style of white stucco fronted houses, while putting Warwick Square at the heart of his masterplan for the area. The award-winning gardens were designed to 'let a little of the countryside into the town' and are one of only two private garden squares in the area.

Cubitt supposedly had more money to spend on the Southern part of Belgravia than the North, and this is reflected both in the fine interior plaster detailing, and the introduction of his 'Pimlico Porch' design, a Doric portico with the addition of a balcony atop. As a perfectionist, Cubitt's unfailing attention to detail resulted in Pimlico boasting one of London's most architecturally consistent languages. 66 Warwick Square, which was previously used as Cubitt's family office and has been returned to its original residential use after a comprehensive refurbishment, is the jewel in Pimlico's rising crown.

Overlooked for many years, the area is now subject to one of London's most exciting regeneration stories. With the on-going overhaul of the commercial and transport hub of neighbouring Victoria, and the indisputably central location, Pimlico offers rare value and prospects for the astute residential buyer.



Thomas Cubitt 1788-1855



THE RESIDENCES

The Cubitt Collection comprises just five lateral, interior designed turnkey apartments. The apartments, which come with the peace of mind of a ten year build warranty, have been repurposed for modern living; while the wonderful period features have been carefully restored and celebrated. With beautiful parquet flooring throughout, breathtaking volume, sophisticated technology including brand new fibre optic cabling, 66 Warwick Square offers the very best in vibrant urban living in a truly historic setting.



APARTMENT A | RECEPTION ROOM
A GRAND AND ELEGANT ENTERTAINING SPACE WITH
DECORATIVE CEILING AND PARQUET FLOORING

**APARTMENT C
RECEPTION/KITCHEN**
OVERLOOKING WARWICK SQUARE GARDENS,
THE APARTMENTS COMBINE BEAUTIFUL PERIOD
FEATURES WITH MODERN ELEGANT TOUCHES





APARTMENT A | KITCHEN
CONTEMPORARY BESPOKE OAK JOINERY AND CARRARA MARBLE WORKTOPS ARE AN ELEGANT FEATURE IN THIS EXPANSIVE KITCHEN/DINER



APARTMENT A | BEDROOM 2
SPACIOUS MASTER BEDROOM WITH INTRICATE CEILING CORNICING



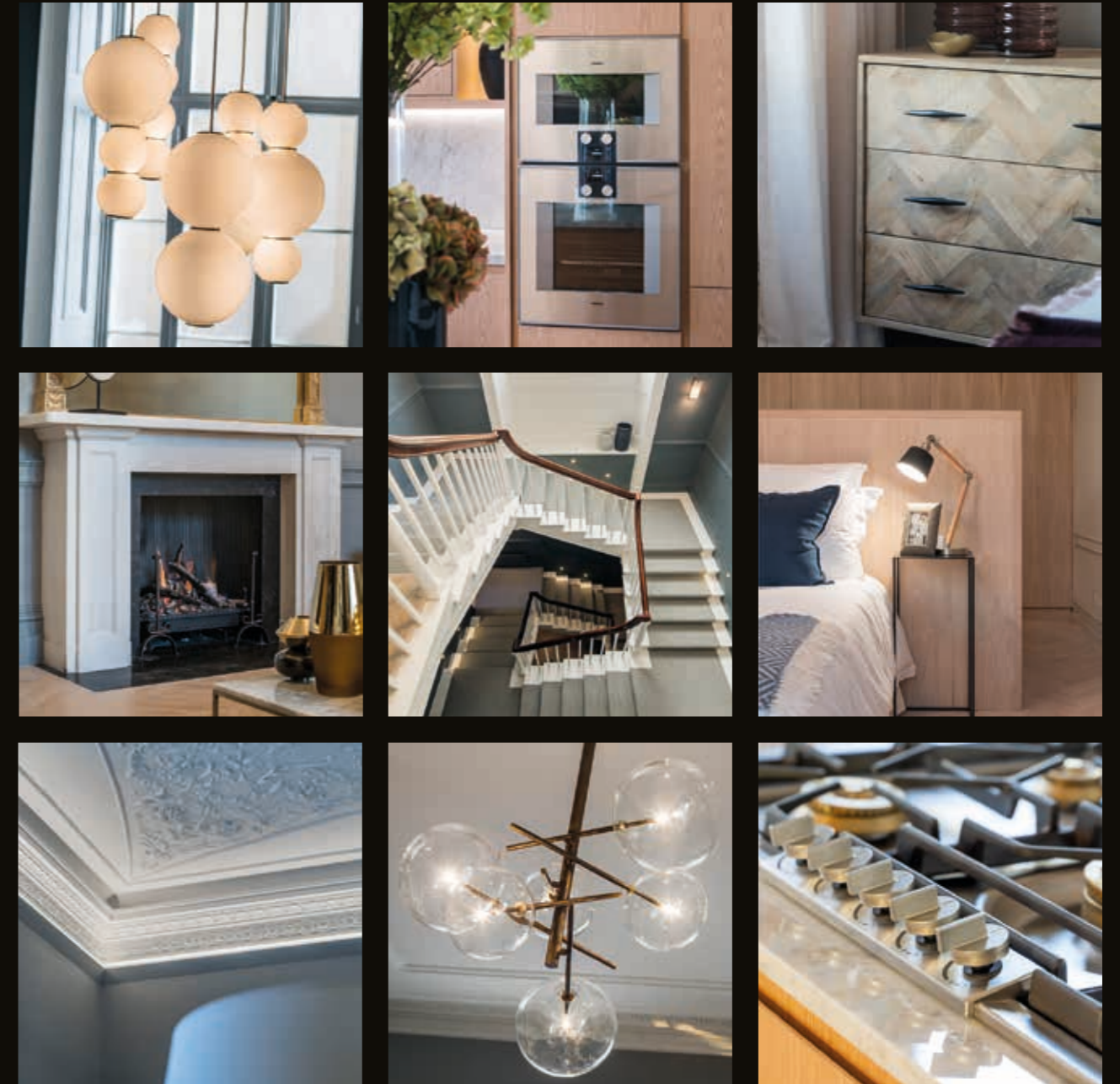
APARTMENT A | BEDROOM MASTER
THE BEDROOM WITH JULIET BALCONY HAS BEEN THOUGHTFULLY DIVIDED TO INCLUDE A PRIVATE DRESSING AREA AND BESPOKE SHELVING



APARTMENT A | BATHROOM MASTER
FLOOR TO CEILING CARRARA MARBLE WALLS
COMPLEMENT THE BATHROOM'S ANTIQUE GOLD FITTINGS



APARTMENT B | RECEPTION/KITCHEN AND BEDROOM
 NEUTRAL DÉCOR COMBINED WITH STYLISH FURNISHINGS CREATE
 A COMFORTABLE AND PRACTICAL LIVING SPACE

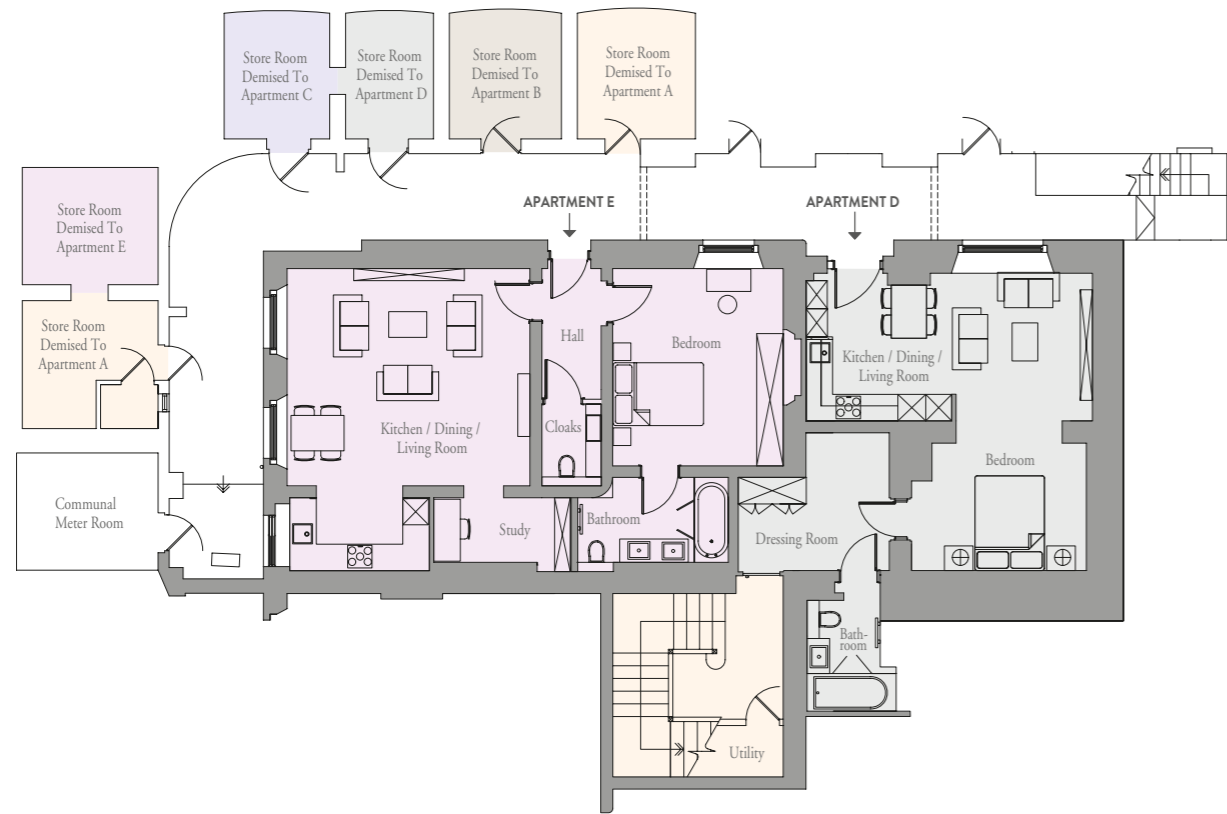





GARDENS

All residents will benefit from access to the award-winning private gardens, complete with tennis court, children's playground, lawn and lovely mature planting. The garden is held in trust for exclusive use of the residents of Warwick Square and offers the perfect setting to relax and unwind.

FLOORPLANS



LOWER GROUND FLOOR

- APARTMENT A**

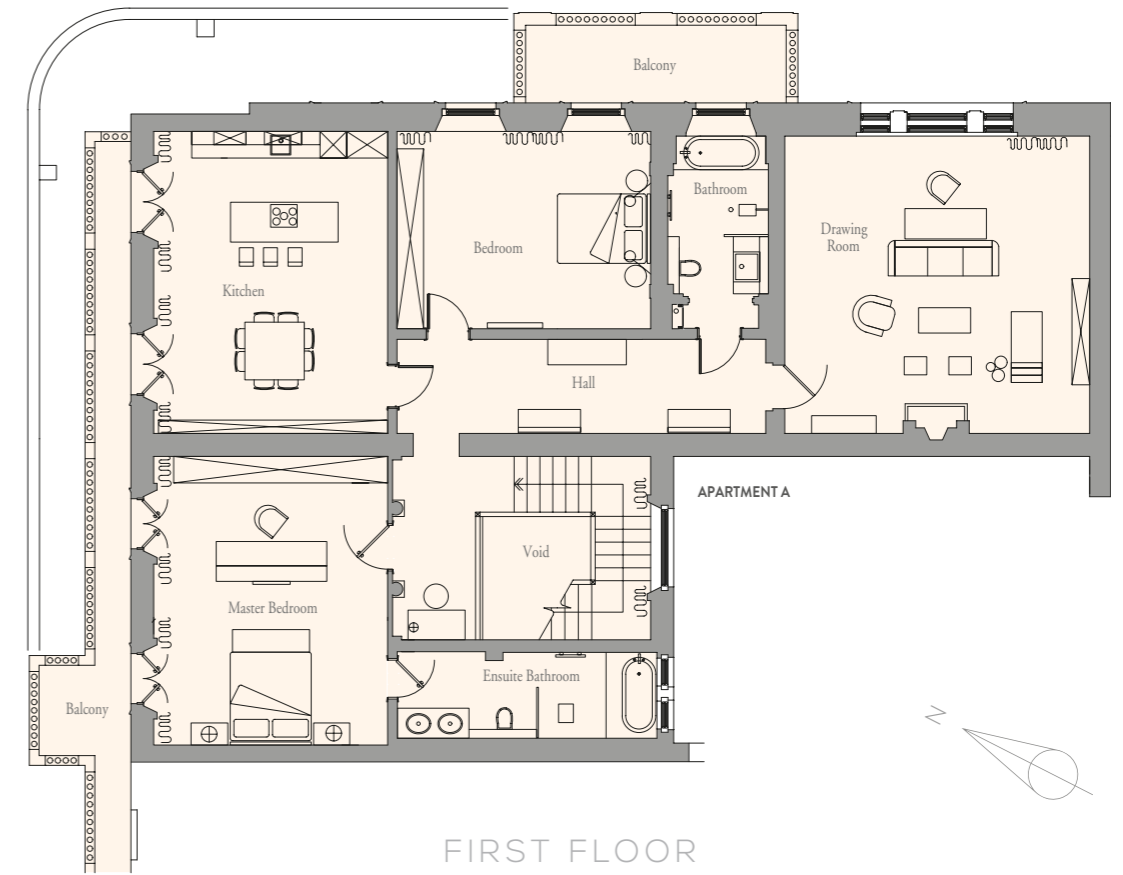
Approximate Gross Internal Area
263.28 square metres (2,834 square feet)
excluding vaults & store rooms
- APARTMENT B**

Approximate Gross Internal Area
57.04 square metres (614 square feet)
excluding vaults & store rooms
- APARTMENT C**

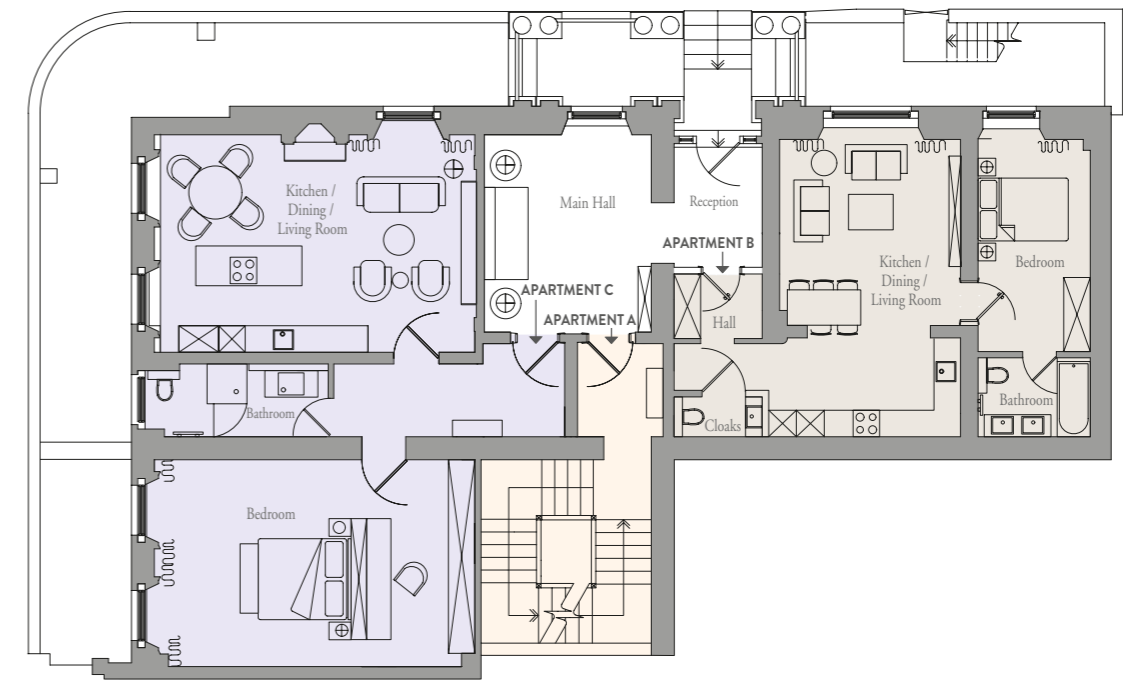
Approximate Gross Internal Area
92.62 square metres (997 square feet)
excluding vaults & store rooms
- APARTMENT D**

Approximate Gross Internal Area
51.84 square metres (558 square feet)
excluding vaults & store rooms
- APARTMENT E**

Approximate Gross Internal Area
74.88 square metres (806 square feet)
excluding vaults & store rooms



FIRST FLOOR



GROUND FLOOR



SPECIFICATIONS APARTMENTS A & C

FIXTURES & FITTINGS

Ironmongery by Beardmore
 Vola bathroom fittings
 Handmade contemporary furniture sourced from throughout Europe
 White linen curtains by Samuel and Sons
 Light fittings by Le Deun, Formagenda, CTO
 Italian Carrara marble to bathrooms
 Slimline secondary glazing throughout
 Curated art via separate negotiation



COOLING, HEATING & PLUMBING

Bisque roll top radiators
 Electric underfloor heating to bathrooms
 Heated towel rails in all washrooms
 High efficiency Viessmann boilers
 High pressure Viessmann hot water cylinders

KITCHENS

Bespoke fitted kitchens in oak
 Island units and counter tops in Italian Carrara marble
 Gaggenau gas hob
 Gaggenau oven
 Gaggenau combi microwave/oven
 Gaggenau American style fridge freezer



AUDIO VISUAL

Brand new fibre optic incoming cabling
 A comprehensive internal cabling infrastructure including high band width (CAT 6) cabling to suit most audio visual, data and IT requirements
 Sonos multi-room audio system to principal rooms
 4K Samsung TVs
 Pre-wired for home telephone and high speed Ethernet
 Shared patch panel with AV to allow for optimum convergence of AV/IT as future technology allows

LIGHTING CONTROL

Control4 smart lighting system throughout
 Whole house on/off functionality
 Scenes to be set to buyer requirements
 Integrated astronomical clock
 'Holiday' mode to simulate occupancy



SECURITY

Urmet door entry system
 Banhams Grade 2 security alarm with monitoring available
 Hard wired smoke and fire detection system



OTHER

25 year car club membership
 On street parking available
 Garden Square access available
 10 year Buildzone structural warranty
 Professional Consultant Certificate



SPECIFICATIONS APARTMENTS B, D & E

FIXTURES & FITTINGS

Ironmongery by Beardmore
 Waterfront bathroom fittings
 Bespoke furniture packages
 White linen curtains by Samuel and Sons
 Italian Carrara marble to bathrooms
 Slimline secondary glazing throughout
 Curated art via separate negotiation



COOLING, HEATING & PLUMBING

Bisque roll top radiators
 Electric underfloor heating to bathrooms
 Heated towel rails in all washrooms
 High efficiency Viessmann boilers
 High pressure Viessmann hot water cylinders

KITCHENS

Bespoke fitted kitchens
 Counter tops in white compact stone
 Bosch gas hob
 Bosch oven
 Bosch fridge freezer



AUDIO VISUAL

Brand new fibre optic incoming cabling
 A comprehensive internal cabling infrastructure including high band width (CAT 6) cabling to suit most audio visual, data and IT requirements
 Sonos multi-room audio system to principal rooms
 4K Samsung TVs
 Pre-wired for home telephone and high speed Ethernet
 Shared patch panel with AV to allow for optimum convergence of AV/IT as future technology allows

SECURITY

Urmet door entry system
 Banhams Grade 2 security alarm with monitoring available
 Hard wired smoke and fire detection system



OTHER

25 year car club membership
 On street parking available
 Garden Square access available
 10 year Buildzone structural warranty
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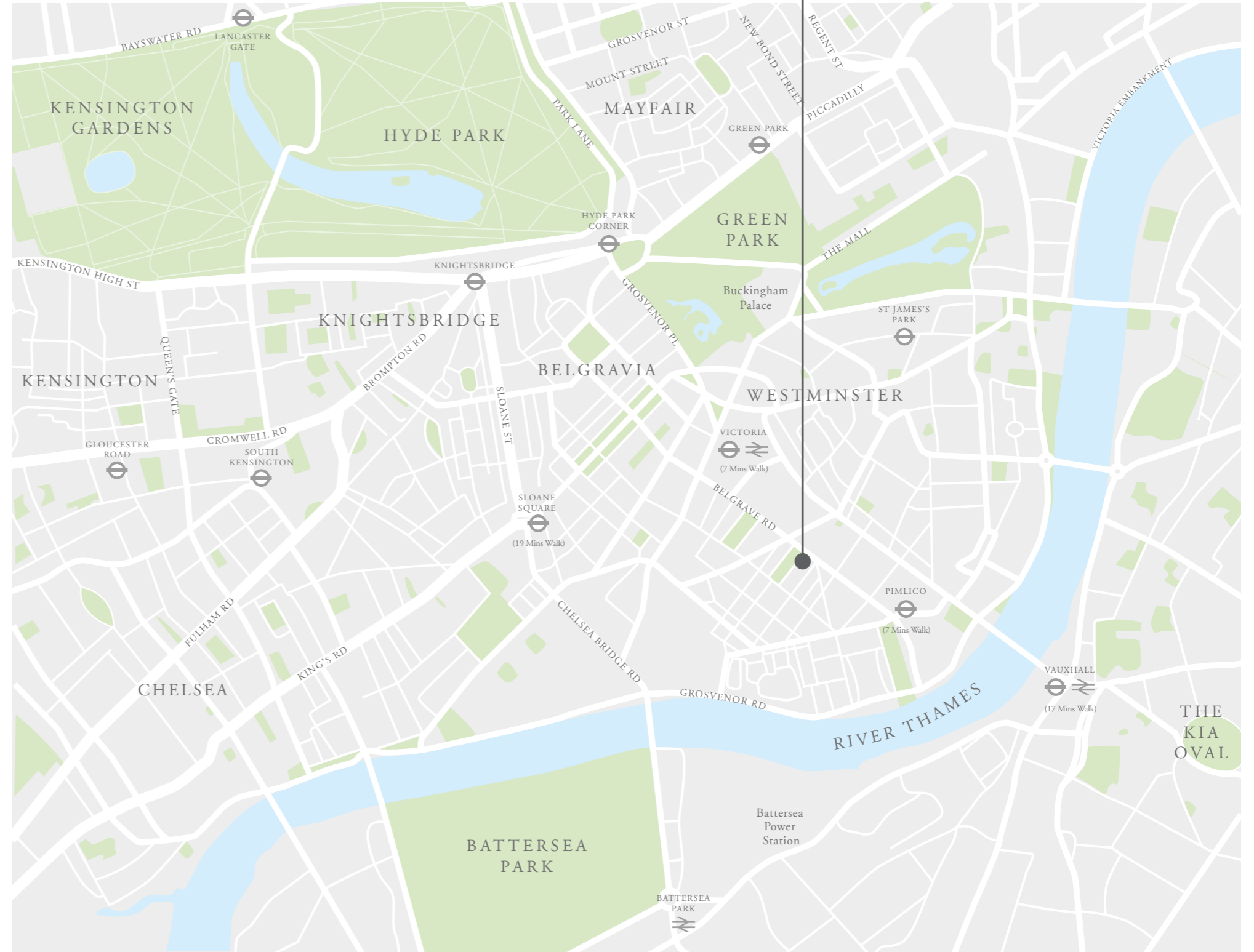


LOCATION

66 Warwick Square occupies an exceptional position in the heart of Pimlico, close to the eminent neighbourhoods of Belgravia, Knightsbridge and Chelsea. King's Road, with its boutique shops, bars and restaurants, and Elizabeth Street, one of the best retail experiences in the heart of Belgravia, are conveniently located within walking distance. Pimlico is also home to some of the most outstanding schools and one of the UK's most leading art colleges 'Chelsea College of Arts'.



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Leasehold

Local Authority - Westminster City Council

EPC Rating: C



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