

PENTHOUSE & STUDIO SIX

LOWNDES SQUARE

KNIGHTSBRIDGE SW1X







COMPUTER
GENERATED
IMAGE

A lateral penthouse apartment spanning two buildings with impressive double-height reception space and terrace

This laterally converted apartment, distinguished by its double-height pitched ceiling of 5.5m in height, four bedroom suites and roof terrace. Forming part of this recently completed development, the property is presented in excellent condition with one underground parking space and 24-hour concierge service.

Comprising approximately 3,067 sq ft of floor area, natural light floods the expansive open-plan reception and dining area, where large windows and skylights create an uplifting sense of space. The pale vintage oak flooring, laid in wide timber boards, ties the interiors together with understated warmth and refinement. The drawing room with its unique double-height proportions forms the dramatic heart of the home, with a striking exposed staircase, glass balustrade rises beneath a skylight, creating an impressive wow factor when entering the property.

The penthouse features four generous bedroom suites, each designed with comfort, privacy, and natural light in mind. The principal suite, located on the upper level includes a spacious walk-in dressing room, an impressive principal bathroom and full-height sliding glass doors opening onto a private rooftop terrace overlooking the trees of Lowndes Square and the London skyline. The three additional bedroom suites are equally well-appointed, offering generous proportions, elegant finishes, and luxurious en-suite bathrooms – ideal for family or guests.

- Reception room
- Dining room
- Kitchen/breakfast room
- Passenger Lift
- Principal bedroom suite
- Three further bedroom suites
- Roof terrace
- Underground parking space

STUDIO SIX

A separate studio provides additional accommodation for staff or guests. Located on the lower ground floor, the apartment can be accessed from the main entrance and comprises 528 sq ft of internal accommodation.

- Studio room
- Kitchen
- Shower room
- Utility room

PARKING

Within the lower ground floor, Apartment Four has one parking bay.

NB: Please note all internal images are as previously furnished





Amenities & Services

ENTRANCE LOBBY

- Honed limestone flooring with bespoke pattern finish
- Noir Saint Laurent feature wall
- Bespoke reception desk with antique brass metal
- finish and Noir Saint Laurent side insets
- CCTV and secure entry system
- 24/7 concierge service
- Direct access to apartments from lobby

CAR PARKING

- Secure underground car parking with one bay for apartment 1 accessed via a car lift from street level
- 24/7 monitored spaces with CCTV cameras and controlled access doors with card readers Water access point for car washing
- Separate secure storage facility

General Specifications

DOORS

- Bespoke grey oak veneer finish timber doors with bespoke antique brass finished handles

WINDOWS & GLAZING

- New timber sash windows with 31db sound reduction level and SBD (Secure By Design) security standard
- Contemporary minimal glazing system with concealed frame to spaces opening into the internal courtyards

COOLING, HEATING & VENTILATION

- Comfort cooling in all principal rooms, including guest bedrooms with high level noise reduction
- Underfloor heating throughout all rooms with localised sensors and thermostats to independently monitor and control temperature in each space
- Electrically-heated towel rails in all bathrooms

AUDIO VISUAL

- Pre-wiring to accept HD video distribution and high quality audio distribution
- Multi-zoned audio pre-wired with discreet in-ceiling Bower & Wilkins speakers for integration with Crestron system
- All principal rooms pre-wired to accept the latest Smart LED TV
- AV system designed to accept a broad range of equipment including Apple TV, Blu-ray/ DVD players
- Infrastructure installed for Digital Terrestrial, Sky+ HD, Apple TV, Airplay, DAB and international satellite
- All AV equipment can be controlled via main Crestron desktop touch panel and wireless iPads

LIGHTING

- Lutron Homeworks QS lighting system accessible from iPads and Lutron in-wall switchplates
- Scene-setting lighting control with pre-programmed lighting scenes

CONTROL SYSTEM

- Crestron integrated home automation system to control lighting, window treatments, climate control, communal CCTV, secure door entry and intercom
- All primary spaces including guest bedrooms to have independent control of the centralised audio visual system, functioning independently

LIFT

- Dedicated communal/residence lift for direct apartment access
- Bespoke interior with honed limestone flooring, woven metal and mirror-panelled walls
- Internal CCTV
- Secure lift operation with fob reader access control

SECURITY

- State-of-the-art security alarm system with external doors and windows fitted with monitored contacts and vibration sensors
- Passive infrared detectors to principal rooms including guest bedrooms
- Personal attack alarm buttons to main entrances and principal bedrooms

KITCHENS

- Honed herringbone Portuguese limestone finish flooring
- Bespoke fitted units with metal-faced and grey oak veneer finish doors and carcass
- Caesar worktop and splash-back
- High specification polished chrome tapware Integrated high specification Gaggenau appliances including:
 - Oven
 - Refrigerator
 - Gas hob
 - Freezer
 - Extractor
 - Wine cooler
 - Dishwasher

CURTAINS, BLINDS

- Pre-wiring for automated system installation

FIREPLACE

- Gas fire with feature bespoke marble surround

PRINCIPAL BEDROOMS

- Hand-woven viscose carpet with oak timber border and high quality underlay
- Walk-in wardrobe/dressing room with full height bespoke fitted oak veneer finish wardrobe units and internal lights

PRINCIPAL BATHROOMS

- Honed Statuario marble flooring finish (Nuvolato marble to Penthouse)
- Full height polished Statuario marble walls finish (Nuvolato marble to Penthouse)
- Antique brass finish Kallista tapware
- Bespoke vanity unit with antique brass metal framing and Statuario marble top and basin
- Bespoke fitted medicine cupboard with mirrored finish and bespoke antique brass wall lights In-wall waterproofed TV
- Walk-in flush shower
- Kaldewei bath tub with bespoke Statuario marble surrounds

SECONDARY BEDROOMS

- Hand-woven viscose carpet with oak timber border and high quality underlay
- Bespoke full height fitted wardrobes with oak veneer finish

SECONDARY BATHROOMS

- Honed Volakas marble flooring finish
- Full height polished Volakas marble finish to shower enclosures or bath tub splash-back walls Chrome finish Kallista tapware
- Bespoke vanity unit with chrome metal framing
- and marble top with Duravit inset basin Bespoke fitted medicine cupboard with mirrored finish
- Walk-in flush shower or bath tub with marble surround

Location

Lowndes Square is excellently located close to Harrods and the world-class facilities that Knightsbridge has to offer. Internationally renowned for its luxury shopping, Knightsbridge boasts some of the most well-known and exclusive stores in the world, including a plethora of boutique stores on Sloane Street including Chanel, Jimmy Choo and Prada. It is also ideally positioned for immediate access to the wide-open green space of Hyde Park as well as local schools including More House and the Knightsbridge School.

Terms

ASKING PRICE

£18,000,000 subject to contract including both apartments and one underground parking space

TENURE

Leasehold, 999 years from 1st January 2022

SERVICE CHARGE

Apartment Four
£99,336.26 for year ending 31.12.25
Studio Six
£16,753.37 for year ending 31.12.25

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

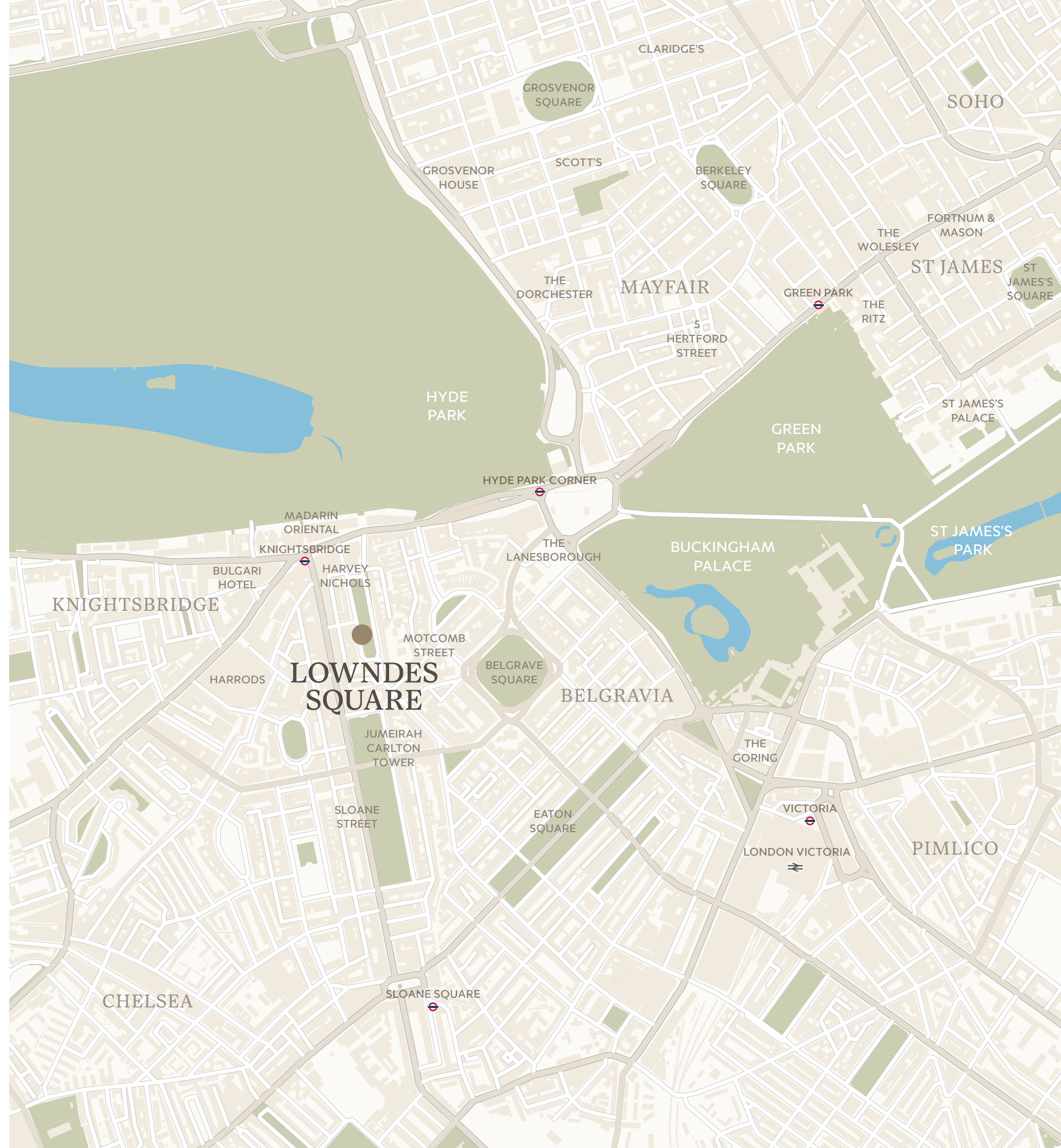
COUNCIL TAX

Apartment Four Band H
Studio Six Band F

EPC

Apartment Four Rating B
Studio Six Rating B

NB: Please note all internal images are as previously furnished



Penthouse • Apartment Four

APPROXIMATE FLOOR AREA

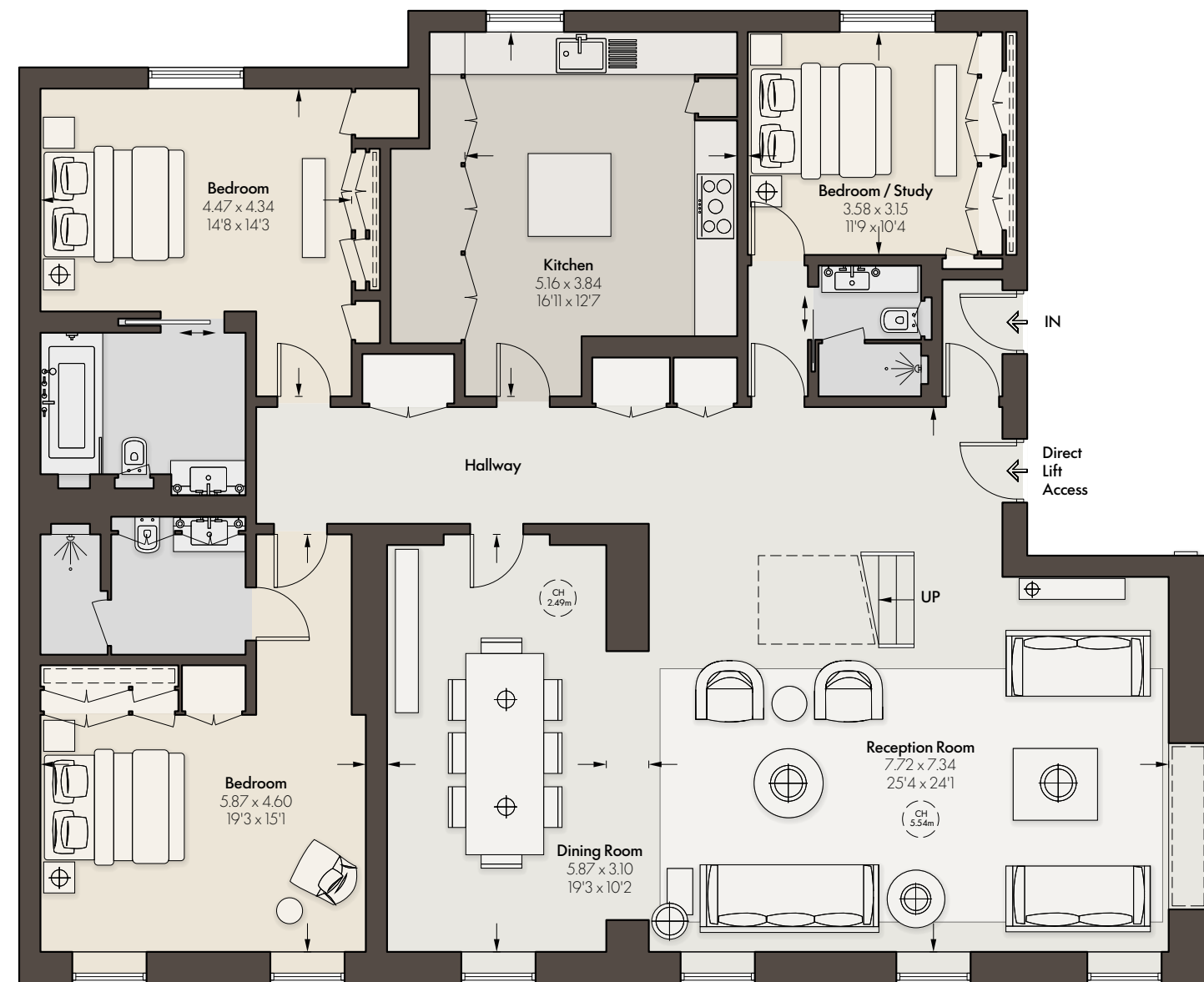
3,067 sq ft / 284.9 sq m

including limited use area

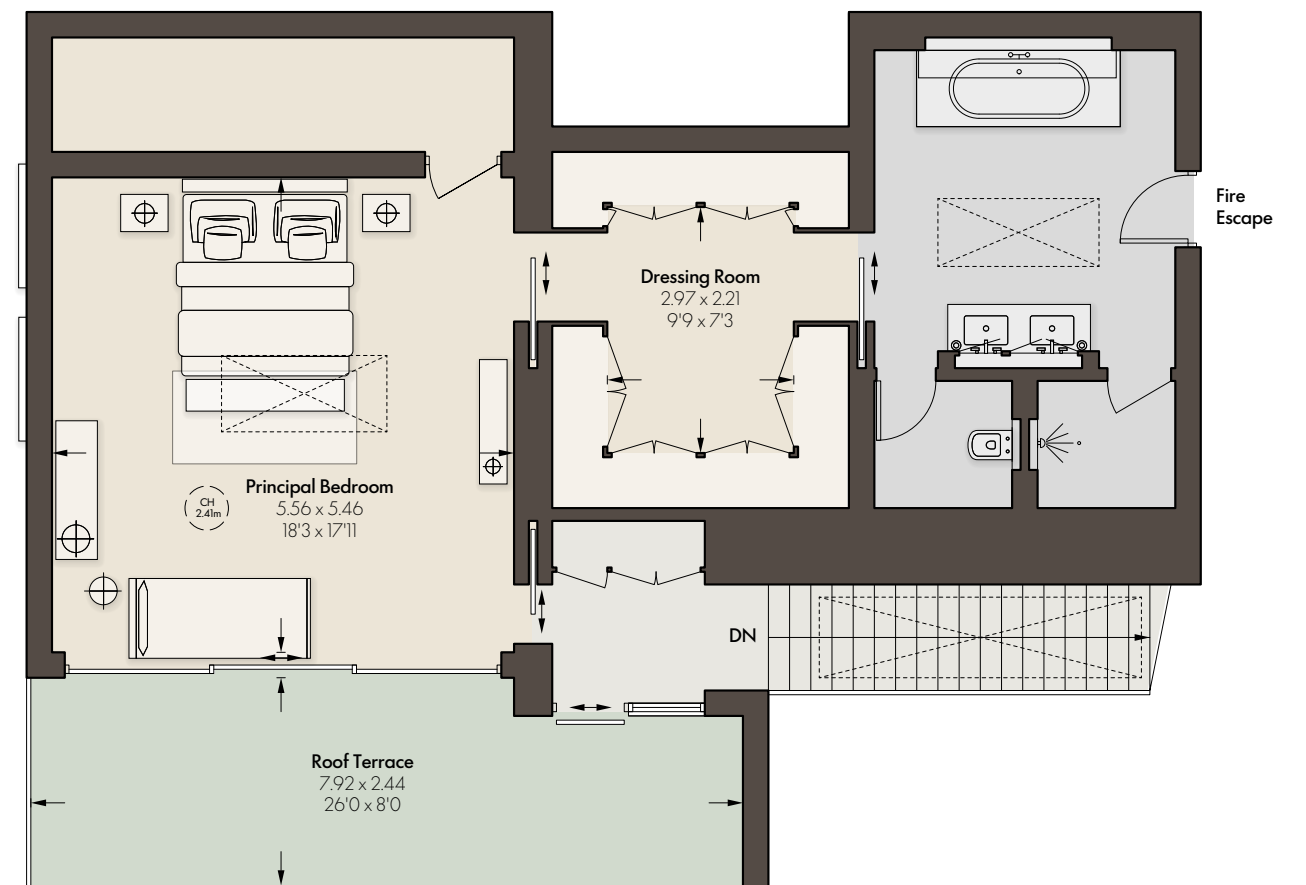
83 sq ft / 7.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. This Floorplan was supplied to The Brochure by Forbes Gilbert-Green



FOURTH FLOOR



FIFTH FLOOR

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LOWER GROUND FLOOR

Studio Six



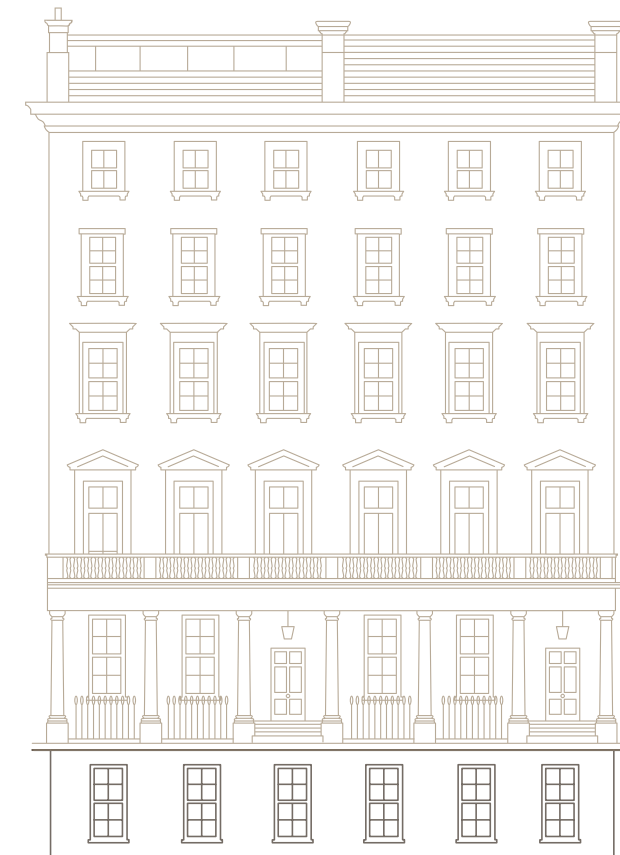
APPROXIMATE GROSS INTERNAL AREA

528 sq ft / 49.05 sq m

including any service areas that may be concealed

Illustration For Identification Purposes Only. Not to Scale
* As Defined by RICS - Code of Measuring Practice.

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