

17 Ennismore Gardens

London SW7



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An immaculately restructured and re-built lateral apartment occupying a beautiful central position on this historic garden square. At approx. 3000sq. ft. (280 sq. m) across two buildings, the property offers substantial lateral living in a period Victorian villa with 13 ft ceilings and six windows overlooking the gardens. Offering a grand entrance hall, three bedrooms suites, a double reception room, dining room, kitchen and a temperature controlled wine cellar, the apartment provides outstanding volume and has been lavished with every comfort for luxurious family living.

- Crestron multi-room audio visual system to every room
- Lutron Homeworks scene set lighting
- Concealed automated projector and 7ft automated cinema screen
- Bespoke fitted furniture including chandeliers, dining suite and exquisite finishes in cracked gesso, polished plaster, marble and antiqued mirror glass
- Panic Buttons with state of the art security that can be monitored from anywhere in the world using ipad or iphone
- Double reception room and further dining room
- 3 Bedroom suites luxuriously appointed
- Temperature controlled wine cellar for 300 bottles
- Air conditioning
- Boffi kitchen with Gaggenau appliances
- Resident caretaker, with ample additional storage in basement
- 4 Fireplaces with remote control ignition
- Underfloor heating to all stone areas
- Key access to beautiful private communal gardens for residents only
- Westminster parking with secure off street parking within 50m by separate negotiation

Lighting

Lutron lighting throughout the living and entertainment areas, the system allows pre-set lighting for different moods all controlled from a central wallplate or by the integrated Crestron system which also operates the multi-room audio visual system, automated blinds, heating and security. The system allows for example a pre-dimmed setting for cinema viewing and can be operated from dedicated ipads (provided). The Lutron system also operates the 5amp floor and table lamp circuits.







Home Entertainment

A multi-room Crestron AV system has been installed throughout the apartment with ceiling recessed speakers in all rooms. The cinema in the main reception room has an integrated surround sound system for music and home cinema operation with 5 speakers. The whole system is scaleable for operation with other separates including TV, DVD, CD, PC, internet streaming and Games consoles with the benefit of surround sound from any source. Included in the living area and entertainment area is a 50" HD Loewe television and a concealed home cinema system consisting of an automated drop down projector and oversized 7 ft. concealed drop down cinema screen operated from a single button.

Each of the bedroom suites also has its own dedicated entertainment system with a wall mounted HD Loewe plasma television concealed in the wardrobes and linked to a waterproofed Tilevision 17" screen in the en-suite bathroom. The living area and all bedrooms are wired for Sky Plus allowing multi-channel viewing in these rooms including the bathroom. Separate DVD players are supplied for cinema viewing in each bedroom bedroom suite for individual movie viewing.





Master Suite

The whole of the front of one building is given over to the master suite. Finished in luxurious fabrics the master bedroom is fitted with silk lined wardrobes, silk and wool mix curtains and heavy pile hand knotted silk carpets. The master bathroom is finished in vein matched Calacatta Alberto with an oversized walk in shower and large free standing bath mixing classical features in a contemporary setting.



Specification

Floors

Calacatta Caldia and Marron Imperial Light patterned hallway laser cut for precision installation in Entrance hall
 Antiqued oak floorboards finished with satin lacquer in the living areas
 All ancillary bathrooms in Tresor White or antiqued honey polished limestone slabwork and highly polished Noir Saint Laurent vanity tops
 Master bathroom in Calacatta Alberto slabwork with an uplit feature double shower in marble and floor to ceiling vanity unit
 Natural Pietra Serena slabwork in the kitchen and Veron Gris basalt to lower floor areas including wine cellar and utility room
 Silk and wool hand stitched and knotted carpets in all bedrooms
 Electric underfloor heating to all stone areas and heated mirror pads to bathrooms to ensure they remain mist free

Kitchen

Boffi kitchen finished in high gloss grey lacquered cabinets form the tall units and undercounter units. A Zebrano finish to the overheads and Statuaría marble worktops and splashback incorporating Gaggenau integrated appliances
 Additional wine fridge to store a further 100 bottles

Fitted Furniture

Bespoke wardrobes to guest bedroom suites in silver stained satin lacquered figured sycamore and recessed handles
 Bespoke satin lacquered maple dressing table with leather inlay in master bedroom
 Oversized floor to ceiling High gloss grain filled quartersawn wenge doors with recessed channel detail
 Silver stained satin lacquered figured sycamore backlit bookshelves in dining room
 Bespoke fitted AV unit with specialist metallic finishes in main reception room

Wine Cellar

Bespoke designed Macassar ebony temperature controlled wine cellar for 300 bottles

Walls

Specialist finishes in cracked gesso in hallways and lobby areas
 Silk lined wardrobes to master bedroom
 Antiqued mirror glass to reception area
 Grasspaper and Hessian wall coverings in guest bedrooms
 Spatulato polished plaster offset walls covering full height of stairwells and guest WC
 3 part bespoke skirting boards to the reception room

Bathrooms

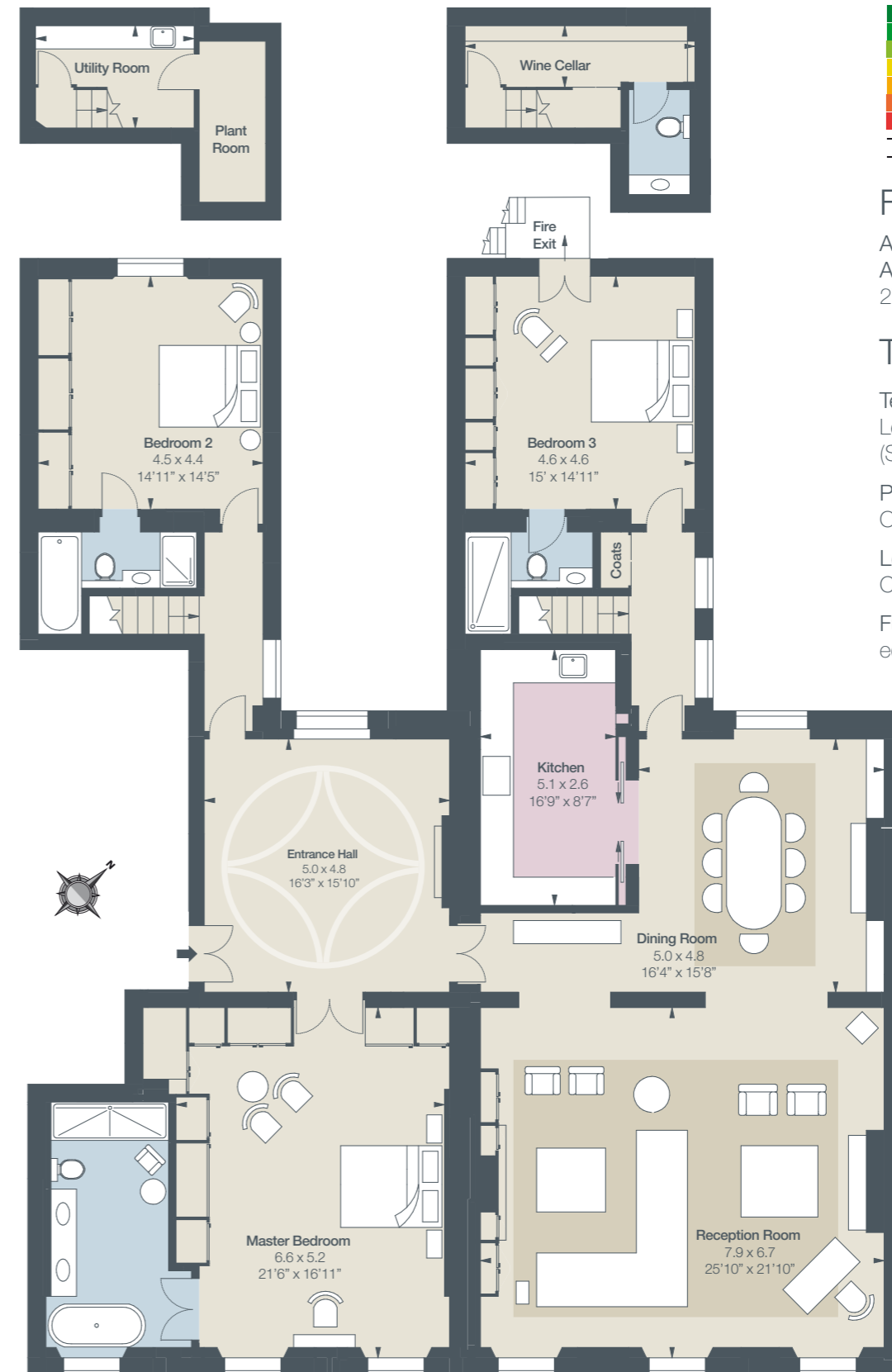
Calacatta Alberto marble uplit feature wall and vanity unit to master bathroom in vein matched slabwork
 Noir Saint Laurent vanity units in guest bedrooms with polished Tresor white limestone in bedroom 2 and antiqued honey limestone in bedrooms 3
 Vola wall mounted taps and fixtures to all en-suite bathrooms and guest WC
 Underfloor heating and heated mirror pads to all bathrooms

Windows

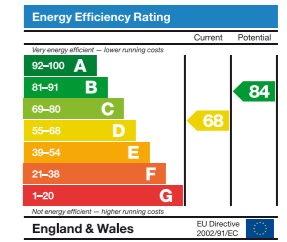
All windows fully refurbished with new sashes and felt neoprene seals dressed with concealed automatic fabric blinds with 95% light reduction to allow daytime or night time use from Silent Gliss operated by the Lutron and Crestron system
 All curtains in reception area in silk with wool/silk mix to bedrooms

Gardens & Exterior

Bespoke metal planters throughout all windows planted with lavender and green leaf fillers illuminated with dedicated spotlights



Second Floor



Floorplan

Approximate Gross Internal Area
275 sq.m / 2,961 sq ft

Terms

Tenure
Leasehold, 106 year Lease
(Share of Freehold available)

Price
On application

Local Authority
City of Westminster

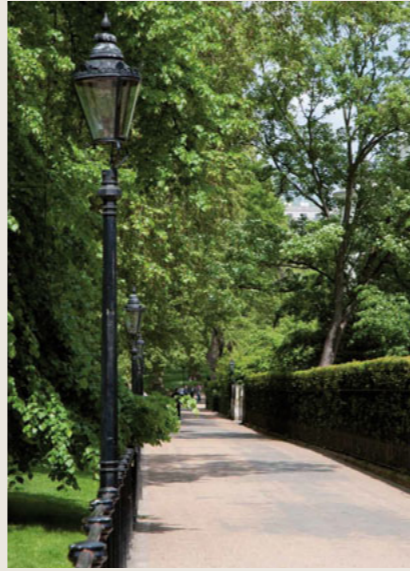
Further information
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Savills Knightsbridge
188 Brompton Road
London SW3 1HQ
020 7581 5234
savills.co.uk





Location

Located in the heart of Knightsbridge Ennismore Gardens is established as one of the most coveted addresses in London. The apartment occupies one of the best positions in this grand historic square with its imposing Grade II listed Portland stone buildings. Within walking distance of Knightsbridge and its internationally recognised boutiques as well as Harrods and Harvey Nichols. The many world class restaurants are literally on your doorstep and Hyde Park is a stone's throw away.





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