

8 Telegraph House

# Rutland Gardens

London SW7



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An immaculately restructured and re-built Raised Ground Floor apartment occupying a beautifully tranquil west facing position on this coveted Private Road in Knightsbridge and interior designed with an uncompromisingly tasteful aesthetic.

With 3.5m ceiling heights the property offers substantial lateral living in a period setting with the benefit of its own private entrance and a private parking space delivering the feeling of a house.

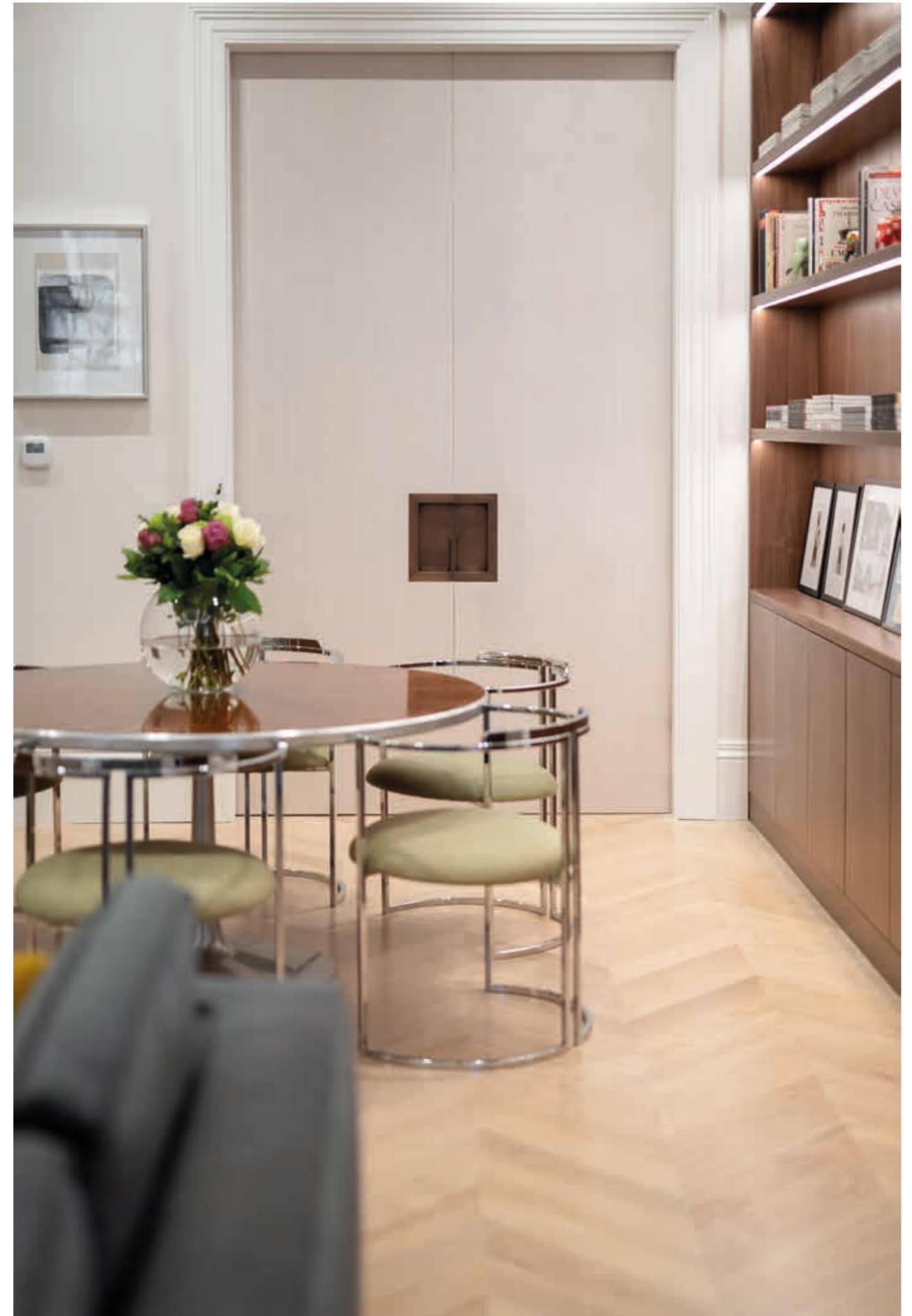
Offering very well balanced accommodation with an unusually wide reception room with separate living and dining areas, lavish master bedroom suite, 2nd bedroom and guest bathroom and 24 hour gated security the apartment provides outstanding volume and has been appointed with every comfort for luxurious living.

- Sonos multi-room audio visual system to every room
- Lutron Homeworks scene set lighting and digital keypads
- Wired for automated Silent Gliss blinds to every window for 90% shading
- Bespoke furniture including chandeliers, dining suite and exquisite finishes in silk, marble and polished marmarino
- 24 hour manned and gated security
- Private parking space
- Double reception room with separate living and dining areas
- Air conditioning
- Master bedroom suite luxuriously appointed with walk in wardrobe
- Varena kitchen with Gaggenau appliances and oversized fridge/freezer
- Panic Buttons with state of the art security that can be monitored from anywhere in the world using iPad or iPhone
- Underfloor heating to all stone areas
- Membership of the exclusive Bulgari Spa and Gym offering a state of the art swimming & hydrotherapy pool, treatment rooms and luxury gym
- Private Entrance

# Lighting

Lutron lighting throughout the living and entertainment areas, the system allows pre-set lighting for different moods all controlled from individual wallplates or by the Lutron app on smartphone or iPad. 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 or night setting for bathrooms.

The Lutron system also operates the 5 amp floor and table lamp circuits.







## Home Entertainment

A multi-room Sonos AV system has been installed throughout the apartment with ceiling recessed speakers in all rooms. The cinema style 65" Samsung TV 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 master bedroom entertainment area is a 55" HD Samsung television with articulated bracket for ease of viewing from any angle.

The living area and all bedrooms are pre-wired for Sky Plus allowing multi-channel viewing in all areas of the apartment.

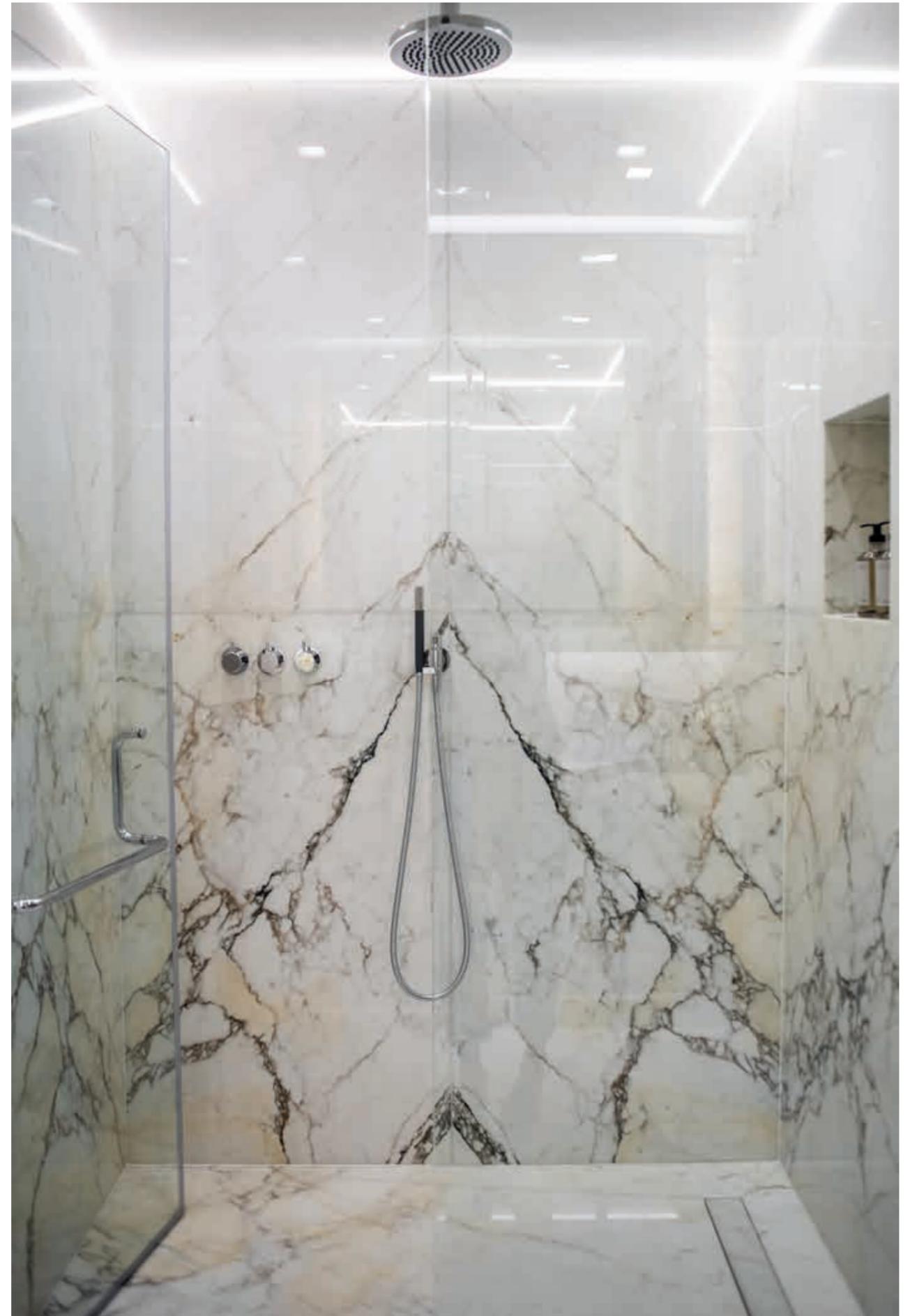
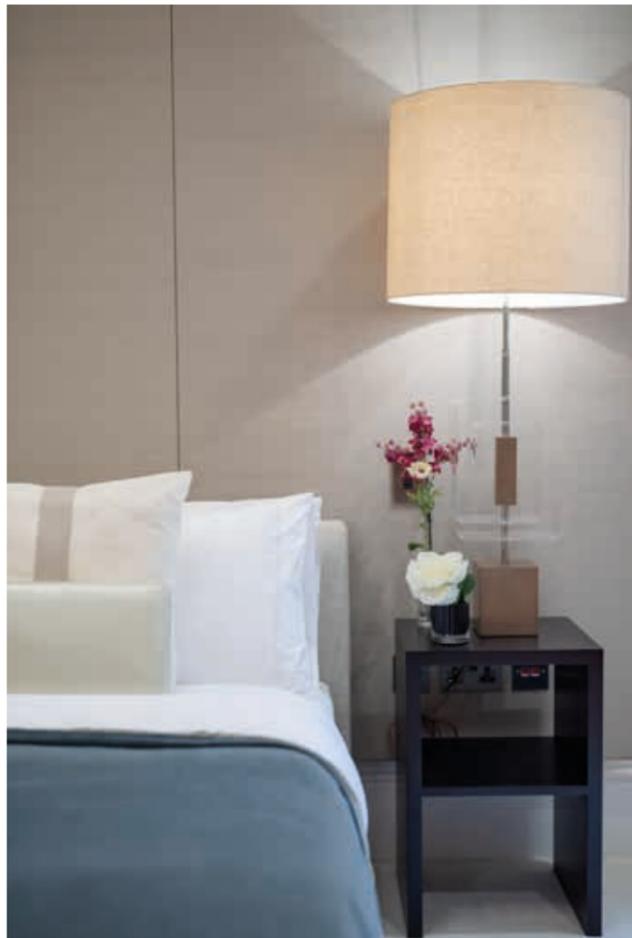




## Master Suite

A wide east facing bedroom in this incredibly tranquil setting which receives the morning light. The bedroom has ample space for separate sleeping, sitting and dressing areas. The luxuriously appointed master suite has a feature lit headboard in silk with a bronze surround and a walk in wardrobe clad in Koto veneer. The master shower room offers a dedicated oversized walk-in shower in bookmatched Poanazzo marble.







# Specification

## Floors

Chevron parquet flooring in natural Oak finished with a matt lacquer in the living areas

Guest bathroom & WC in antiqued honey polished limestone slabwork and Calacatta Oro vanity tops

Master bathroom in bookmatched Poanazzo marble slabwork

Bookmatched Statuaria worktop in the kitchen

Wool thick pile carpets in all bedrooms and Silk & Wool hand finished rug to Reception

Electric underfloor heating to all stone areas and heated mirror pads to bathrooms to ensure they remain mist free

## Kitchen

Varenna kitchen finished in matt lacquered cabinets form the tall units and undercounter units. Statuaria bookmatched marble worktops and splashback and incorporating Gaggenau integrated appliances including additional wine fridge to store a further 50 bottles and oversized Gaggenau Fridge Freezer.

## Fitted Furniture

Floor to ceiling full height bespoke walk-in wardrobe to master in a lacquered Koto veneer with bespoke bronze handle trim

Guest bedroom suites in wenge stained oak and clad in silk

Bespoke fitted AV unit in a very rare lacquered Koto veneer with a Calacatta Oro shelf housing for the Bioethanol Fireplace and bronzed surround

## Walls

Silk clad wardrobes to guest bedrooms

Specialist Marmarino plastered finish to reception and hallway walls

Grasspaper and Hessian wall coverings in master bedroom

Bespoke backlit headboards designed with silk, velvet and bronze finishes

3 part bespoke skirting boards to the reception room

## Bathrooms

Master bathroom in bookmatched Poanazzo marble slabwork with an uplit feature wall in oversized walk in shower

Calacatta Oro vanity units in guest bathroom & guest WC with antique honey limestone bath and shower enclosure and floors

Vola wall mounted taps and fixtures to all bathrooms

Underfloor heating and heated mirror pads to all bathrooms

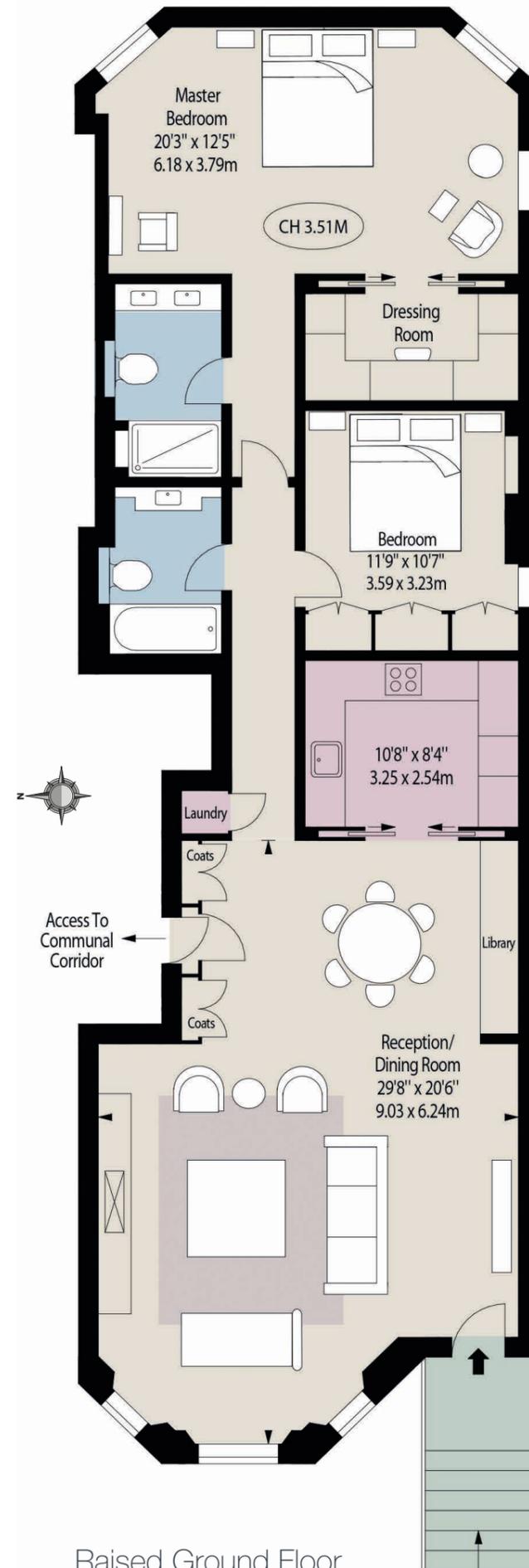
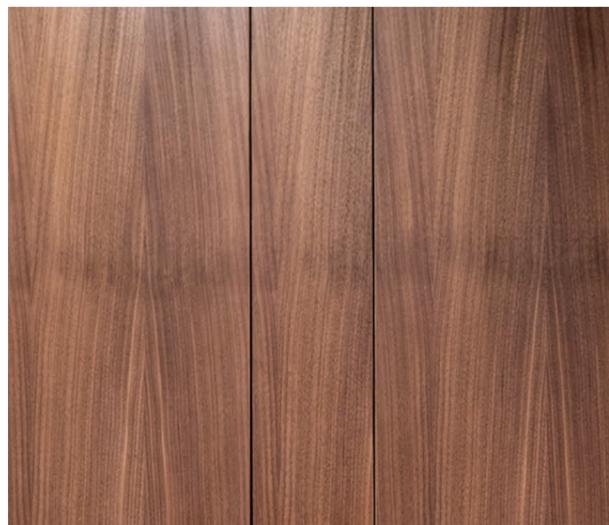
## Windows

All windows fully refurbished with new felt neoprene seals dressed with high quality sheers and silk wool curtains

Concealed wiring for automatic fabric Silent Gliss blinds operated by the Lutron system

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

**Air Conditioning** to Master Bedroom Suite and Reception room



Raised Ground Floor

Gross Internal Area  
(Approximate)  
1,311 sq ft / 121.80 sq m

## Terms

**Tenure**  
Leasehold expiring 3 February 2975,  
therefore having 956 years remaining

**Service Charge**  
£7,630 per annum

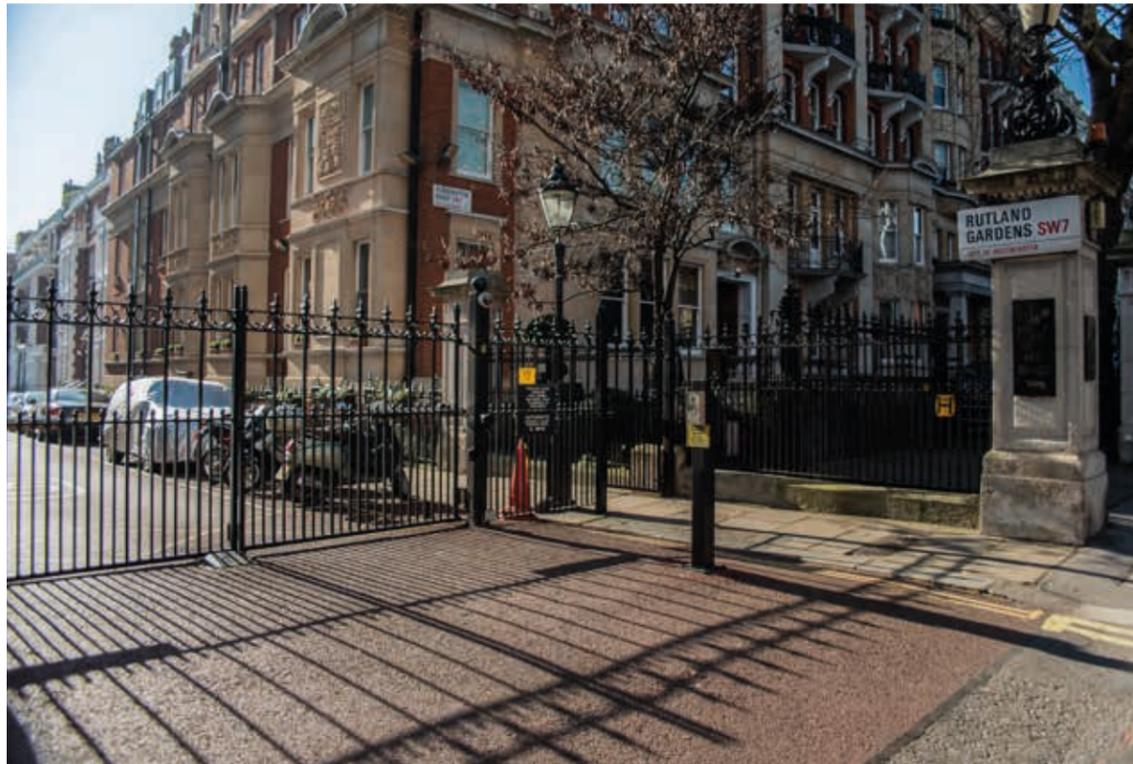
**Parking Space**  
£3,610 per annum

**Local Authority**  
City of Westminster (Council tax band H)

**Price**  
On Application

**Further information**  
[equilibriumlondon.com](http://equilibriumlondon.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



## Private Parking and 24 Hour Security

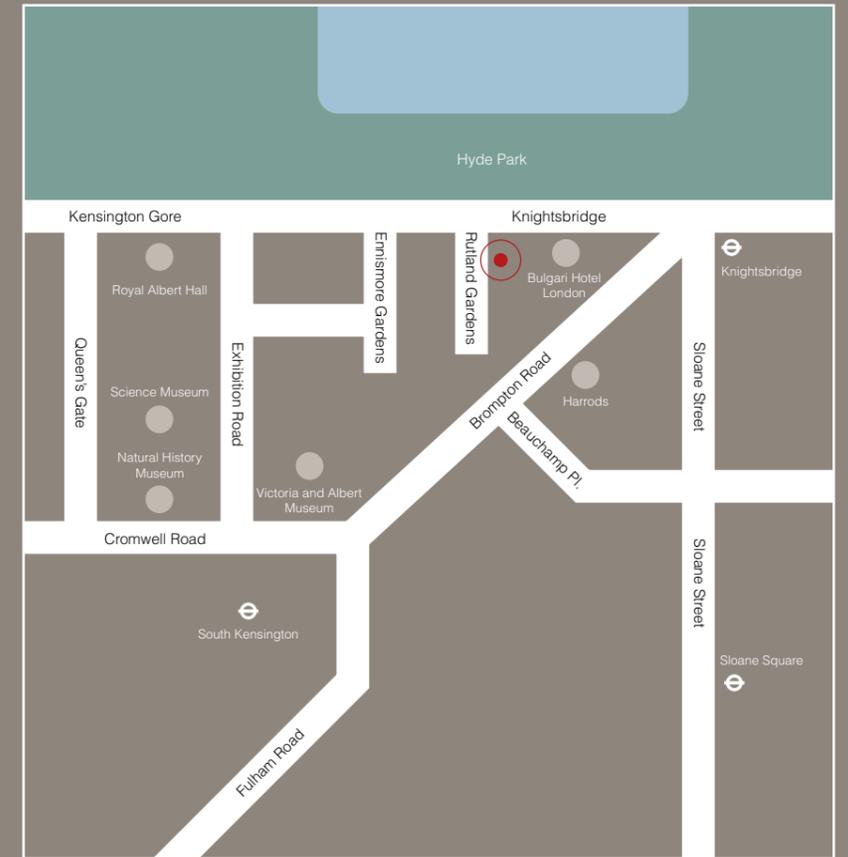
The apartment benefits from 24 hour manned and gated security and a designated private parking space.

# BVLGARI

## HOTEL LONDON

By special arrangement exclusive membership is made available to the Bulgari Spa & Gym located only two minutes away. Offering state of the art facilities including 25 metre pool, hydrotherapy pool, sauna/steam, treatment rooms and fully equipped gym with in house personal trainers.





## Location

With a West facing aspect spanning the full 60 ft. depth of this highly regarded building, the apartment occupies a tranquil position enjoying exceptional light in the reception and master bedroom.

Rutland Gardens is a coveted address and the only Private Road in Knightsbridge offering 24 Hour Security. It is within a five minute walk of Harrods and the international boutiques of Sloane Street. The café society of Sloane Square and the world famous landmarks of the Natural History and Victoria & Albert museums as well as Hyde Park are a stone's throw away.

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