

Apartment 1.25

# The Knightsbridge

London SW7



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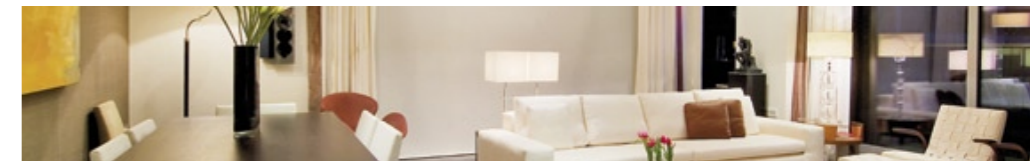


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## The Knightsbridge

London SW7



A beautifully restructured apartment on the first floor of this award winning development that has established itself as one of the world's most desirable addresses. At over 1,500 sq.ft (140 sq.m) of gross area it is one of the largest two bedroom apartments in the scheme enjoying enviable south facing views towards Harrods and is literally seconds from Kensington Gardens and Hyde Park. Offering two bedroom suites and excellent proportions, the apartment has been lavished with natural materials and every comfort for contemporary luxury living.

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B&O multi-room audio system

Electronic blinds & curtains

Lutron scene set lighting

Concealed automated projector and  
6ft automated cinema screen

Bespoke fitted furniture

24 Hour security

Panic button

Valet parking

Secure underground parking space

6 Star concierge service provided by the Hyatt Group

Hyatt Gold Passport membership

First class leisure suite with swimming pool, gym,  
steam rooms, spa treatment rooms and hot tub

12 Seater boardroom with video conferencing facility





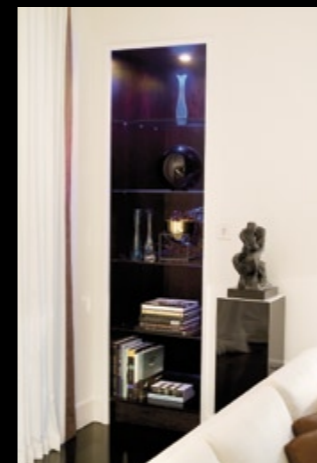


Opulently appointed master suite with dedicated entertainment system and integrated 650 cubic feet dressing area.





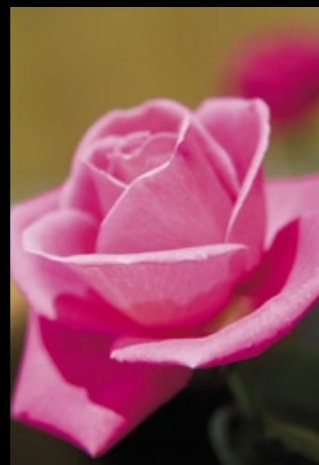
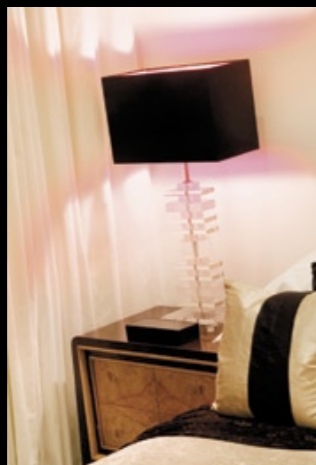
Formal reception room converts effortlessly into night time cinema room with cocktail cabinet.







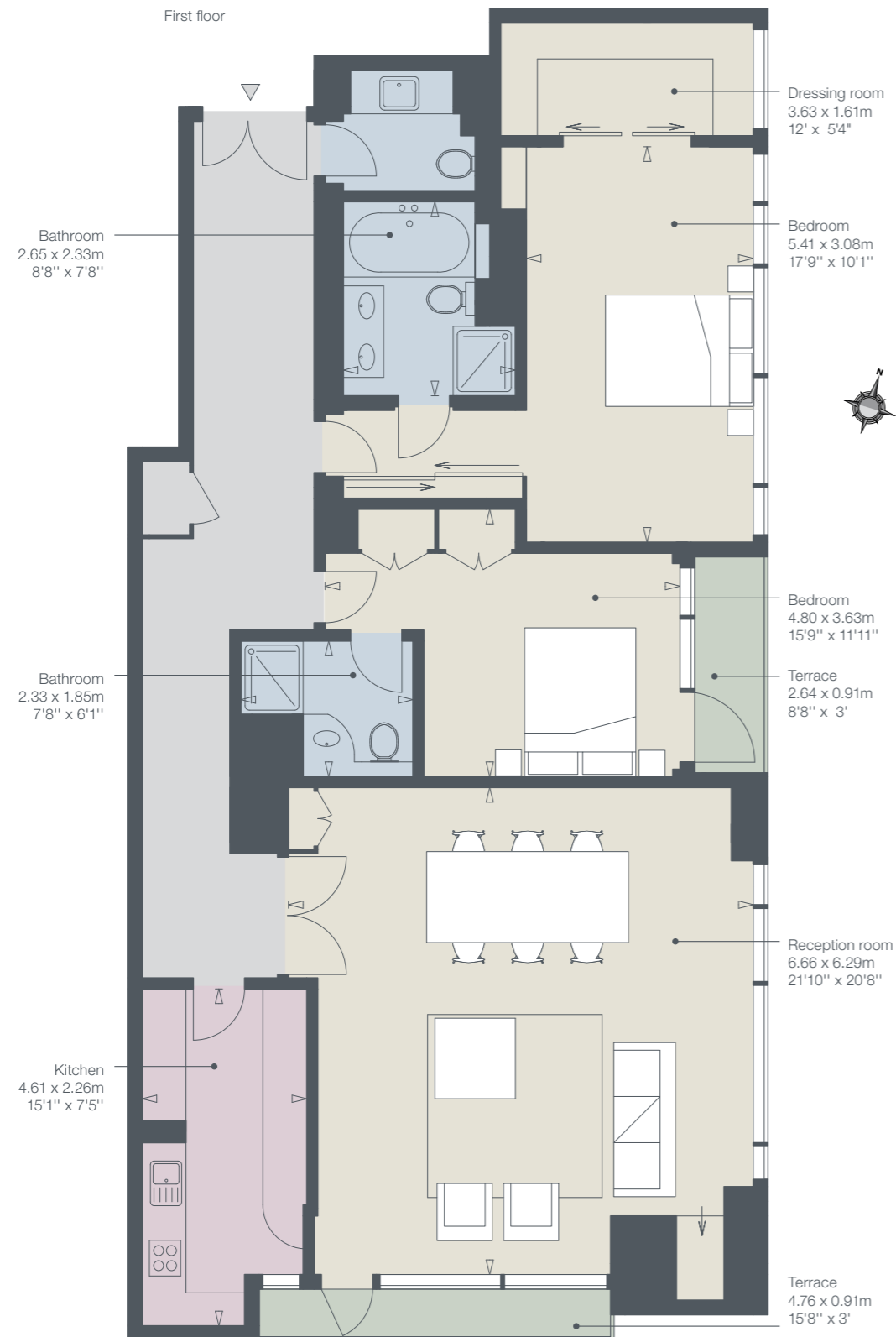
With views towards Harrods, the south facing reception enjoys spectacular light and a full width terrace.







## Floorplan



Approximate gross total area

140 sq.m / 1,504 sq.ft

Approximate gross internal area

131 sq.m / 1,401 sq.ft

## Specifications

### Lighting

Lutron lighting throughout the living and sleeping areas, the system allows pre-set lighting for different moods all controlled from a central wallplate or by the integrated Band & Olufsen remote control which also operates the multi-room hi-fi system. The system allows for example a pre-dimmed setting for cinema viewing.

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

### Home entertainment

A multi-room Bang & Olufsen hi-fi system has been installed throughout the main living and sleeping areas with ceiling recessed speakers in the reception room, kitchen and master bedroom and bathroom. The reception room has an integrated surround sound system for music and home cinema operation with 5 speakers. The whole system is scalable for operation with Bang & Olufsen hardware and/or other separates including TV with the benefit of surround sound from any source. Included in the living area is the B&O 6 CD sound system, a 42" HD ready LCD Pioneer television and a concealed home cinema system consisting

of an automated drop down projector and oversized 6ft concealed drop down cinema screen operated from a single button.

The main bedroom suite also has a wall mounted Loewe TV linked to a waterproofed 17" screen in the en-suite bathroom. The living area and main bedroom suite are pre-wired for Sky Plus allowing multi-channel viewing in these rooms including the bathroom. Separate DVD players are supplied for the reception room and main bedroom suite for individual movie viewing.

## Finishes

### Floor

Wenge stained and lacquered floor boards finished with high gloss lacquer in reception room

Natural highly polished limestone tiles in the hall, kitchen and all bathroom areas

Deep pile wool carpets in living area, both bedrooms and walk-in wardrobe

### Kitchen

Bulthaup kitchen finished in brushed aluminium incorporating Gaggenau integrated appliances and double fridge freezer

Highly polished carrara marble worktop

### Fitted furniture

Bespoke Wenge stained and grain filled 650 cubic feet walk-in wardrobe

Bespoke Wenge stained shoe racks

Bespoke dressing tables in high gloss maple fitted in both bedrooms with leather insert in master suite

Polished chrome and inset leather handles to all fitted furniture

Indian Mahogany lacquered doors to all rooms

### Walls

Bookmatched figured sycamore high gloss panelling to reception room and master bedroom

Linen and Hessian wall coverings in reception room, both bedroom suites, hall and guest WC

Wenge stained panelling in guest WC

Skirting boards in polished limestone

### Bathrooms

Nero Marquina marble vanity top and bath surround

Limestone shower trays and inlaid nero marquina polished limestone tiles

Vola wall mounted taps and fixtures to master en-suite bathroom and guest WC

High gloss macassar ebony vanity unit with undermounted basin in guest WC

Underfloor heating

### Windows

Linen and silk curtains operated electronically in the reception room

Electronic 10ft silent glass blind in reception room

Mixture of linen curtains and wooden venetian blinds to both bedroom suites

## Terms

### Lease

998 Years + Share of Freehold

### Ground rent

Peppercorn

### Service charge

Approximately £15,000 per annum

### Price

Apartment price on application (to include audio visual equipment, fitted furniture, curtains and blinds)

Parking Space £150,000 each

Furniture and Art by separate negotiation

### Further information

Please visit

[www.equilibriumlondon.com](http://www.equilibriumlondon.com)

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