

Apartment G21

The Knightsbridge

London SW7



equilibrium
london



Apartment G21

The Knightsbridge

London SW7



A beautifully restructured apartment on the ground floor of this award winning development that has established itself as one of the world's most desirable addresses.

At approximately 1,600 sq.ft. (145 sq.m.) it is one of the largest two bedroom apartments in the scheme enjoying enviable west facing position 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.





- B&O multi-room audio system
- Electronic blinds & curtains
- Lutron scene set lighting
- Concealed automated projector and 7 ft. automated cinema screen
- Bespoke fitted furniture & bar area
- Panic buttons
- Secure underground parking space
- 6 Star concierge service provided by the Hyatt Group
- Hyatt gold passport membership
- 24 Hour security
- Valet parking
- First class leisure suite with swimming pool, gym, steam rooms, spa treatment rooms and hot tub



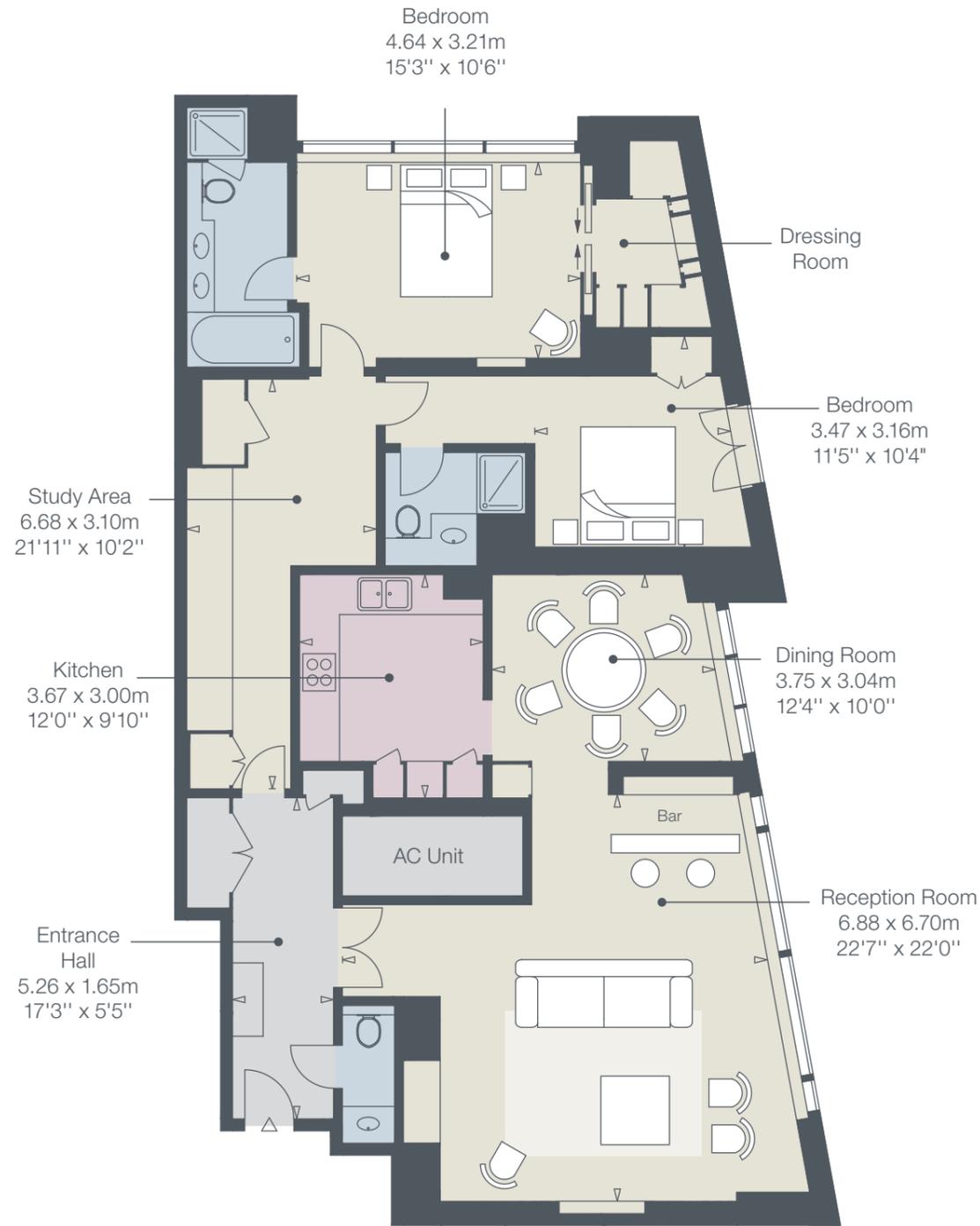








Floorplan



GROUND FLOOR



Approximate gross internal area
148 sq.m / 1,593 sq.ft (including AC Unit)

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 48" HD LCD Sharp 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.

The main bedroom suite also has a wall mounted Loewe TV linked to a waterproofed Television 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, dining room and kitchen

Natural highly polished limestone tiles in the hall, guest WC, study and all bathroom areas

Deep pile wool carpets in 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

A bespoke designed bar area made from satin lacquered walnut featuring a circular mirrored back finished in Spatulata polished plaster and underlit onyx counter top

Recessed walnut bookshelves and display cabinet with recessed shelf lighting

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

Bespoke wenge stained shoe racks

Bespoke dressing tables in wenge with leather handles

Polished chrome and inset leather handles to all fitted furniture

Indian Mahogany lacquered doors to all rooms

Walls

Suede lined panelling to reception room and master bedroom

Linen and Hessian wall coverings in dining room, guest bedroom suite, hall and guest WC

Wenge stained panelling in guest WC

Skirting boards in polished limestone

Bathrooms

Marron Imperial marble vanity top and bath surround

Limestone shower trays and polished limestone slabwork

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

Highly polished marron imperial vanity unit with undermounted basin in guest WC

Underfloor heating

Windows

Linen and silk curtains operated electronically in the reception room

Two electronic 10 ft. silent gliss blinds in reception room and a third in the dining room for total privacy

Mixture of linen curtains, silk and linen roman blinds 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

equilibrium
london



equilibrium
london