

G23 The Knightsbridge

London SW7

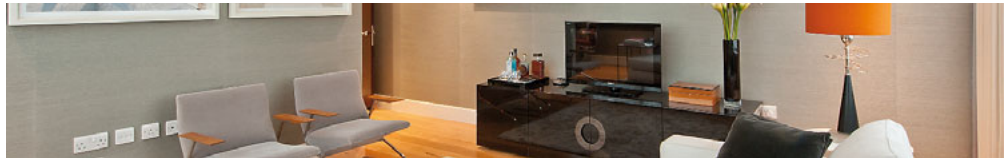


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London SW7



A stunning two bedroom lifestyle apartment in this prestigious and exclusive new development with exceptional facilities, located in one of London's most desirable areas and within walking distance of Harrods and Hyde Park.





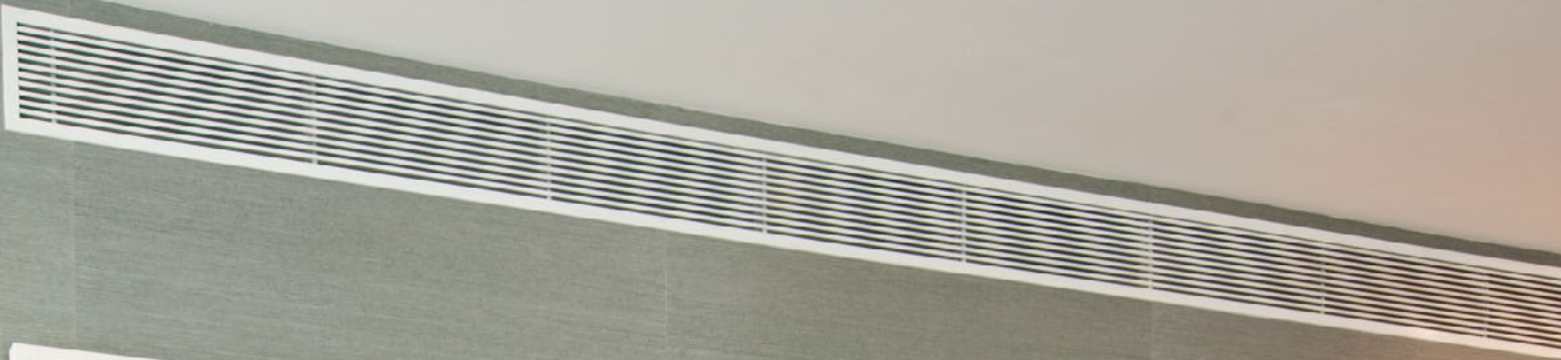


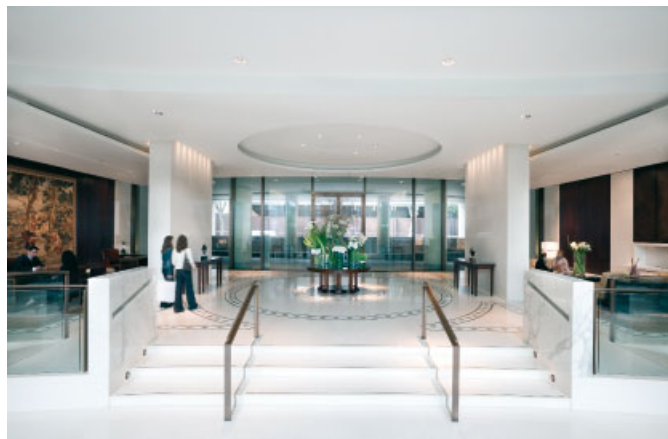
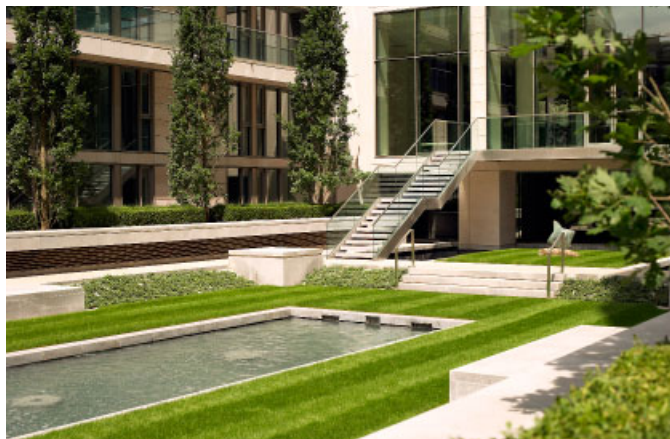
Finished to the highest standards incorporating extensive use of polished limestone, oak and mahogany
Climate control
Lutron lighting
Panic alarm
Pre-wired for multi-room audiovisual and Sky
Underfloor heating to bathrooms
Off-street secure underground and valet parking
Five star concierge
24 Hour uniformed security
State-of-the-art swimming pool, gym and spa
Boardroom and business facilities



LEVIN DUBOIS
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SAN FRANCISCO, CA 94109
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Specifications

Lighting

Lutron lighting throughout the living and sleeping areas, the system allows pre-set lighting for different moods all controlled from a central

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

Entertainment

A Sony 42" flat screen television wired for sound and music to be played from the separate component system

Pre-wired for Sky Plus

Finishes

Floor

Light oak 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 the bedroom suite

Kitchen

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

Highly polished black Zimbabwe granite worktop

Fitted Furniture

Macassar joinery

Indian Mahogany lacquered doors to all rooms with polished chrome ironmongery

Walls

Linen and Hessian wall coverings in reception room

Farrow & Ball Mahogany painted finish to feature walls

Skirting boards in polished limestone

Silk wallpaper to bedrooms

Bathrooms

Marble vanity top and bath surround

Limestone shower trays and inlaid Nero Marquina polished limestone tiles

Underfloor heating to bathrooms

Windows

Linen blackout blinds and silk curtains in the reception room

Mixture of linen and silk Roman blinds to the bedrooms

Terms

Lease

Leasehold 999 years with a share in the freehold

Ground rent

Peppercorn

Service charge

£12,000 (including central heating and water)

Price

On application

Parking Space

£175,000

Contents

Available by separate negotiation

Local Authority

City of Westminster

Further information

Please visit www.equilibriumlondon.com

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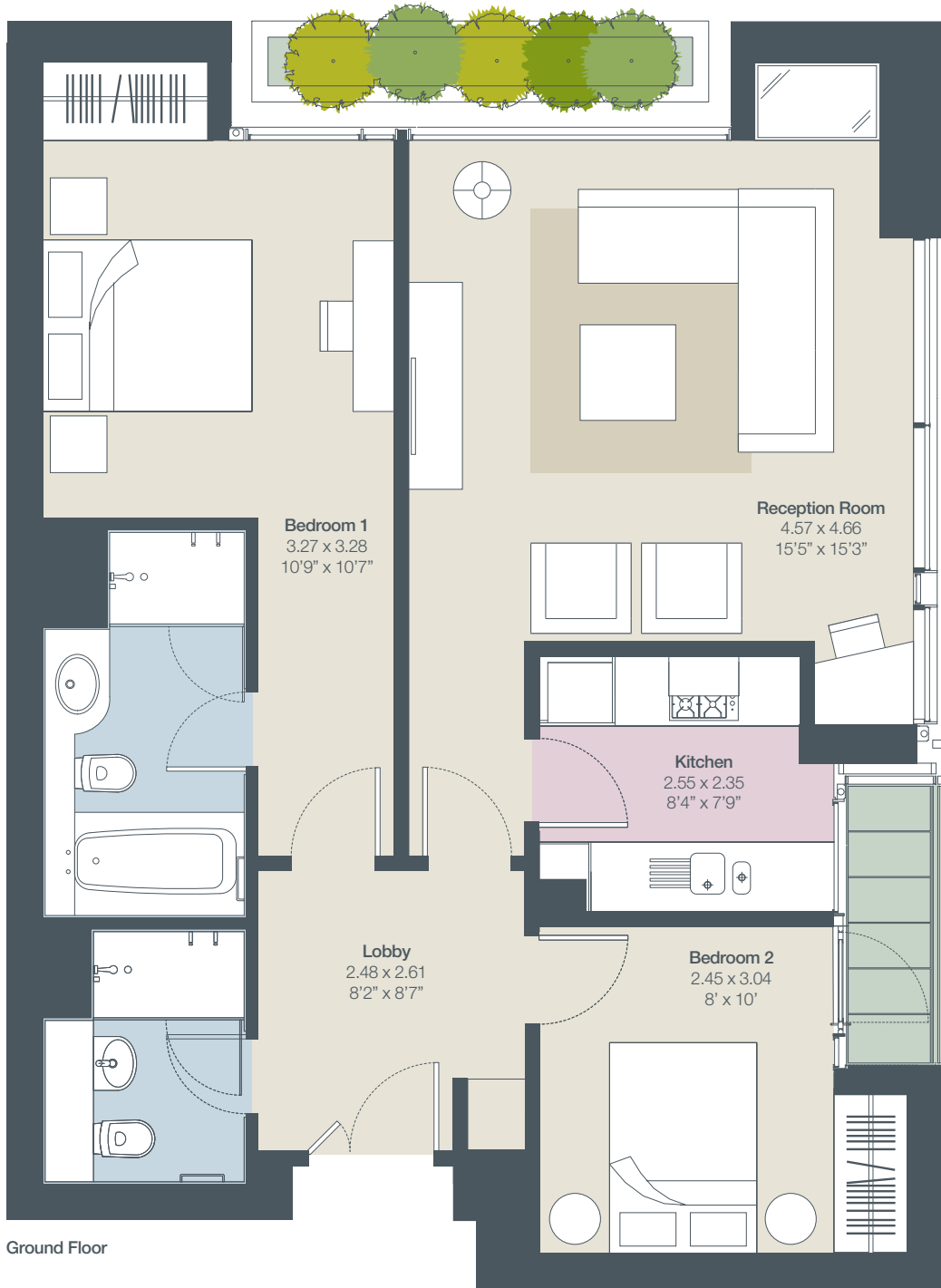
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Floorplan

Approximate Gross Internal Area
76 sq.m / 821 sq.ft

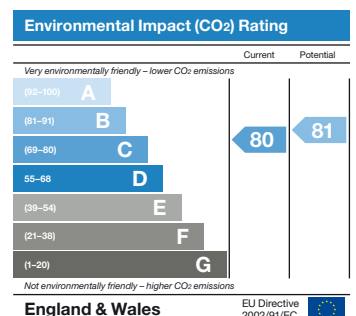
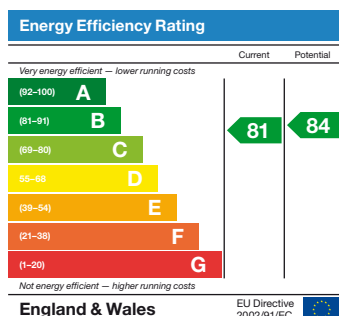


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