

Apartment G25

The Knightsbridge

London SW7



equilibrium
london



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A stunning one 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

Furnished to exceptional standards

Climate control

Lutron lighting

Panic alarm

Pre-wired for multi-room audiovisual and Sky

Underfloor heating to bathroom

On street parking with Westminster permit

Off street secure underground and valet
parking by separate negotiation







Six star concierge facility from Hyatt covering full hotel style services plus everything from personal shopping to organising travel tickets

24 hour security

World class spa facilities including pool, state of the art gym, steam room, sauna, spa treatment rooms

Housekeeping

Laundry services

Secretarial services

12 seater boardroom available to residents including video conferencing facility

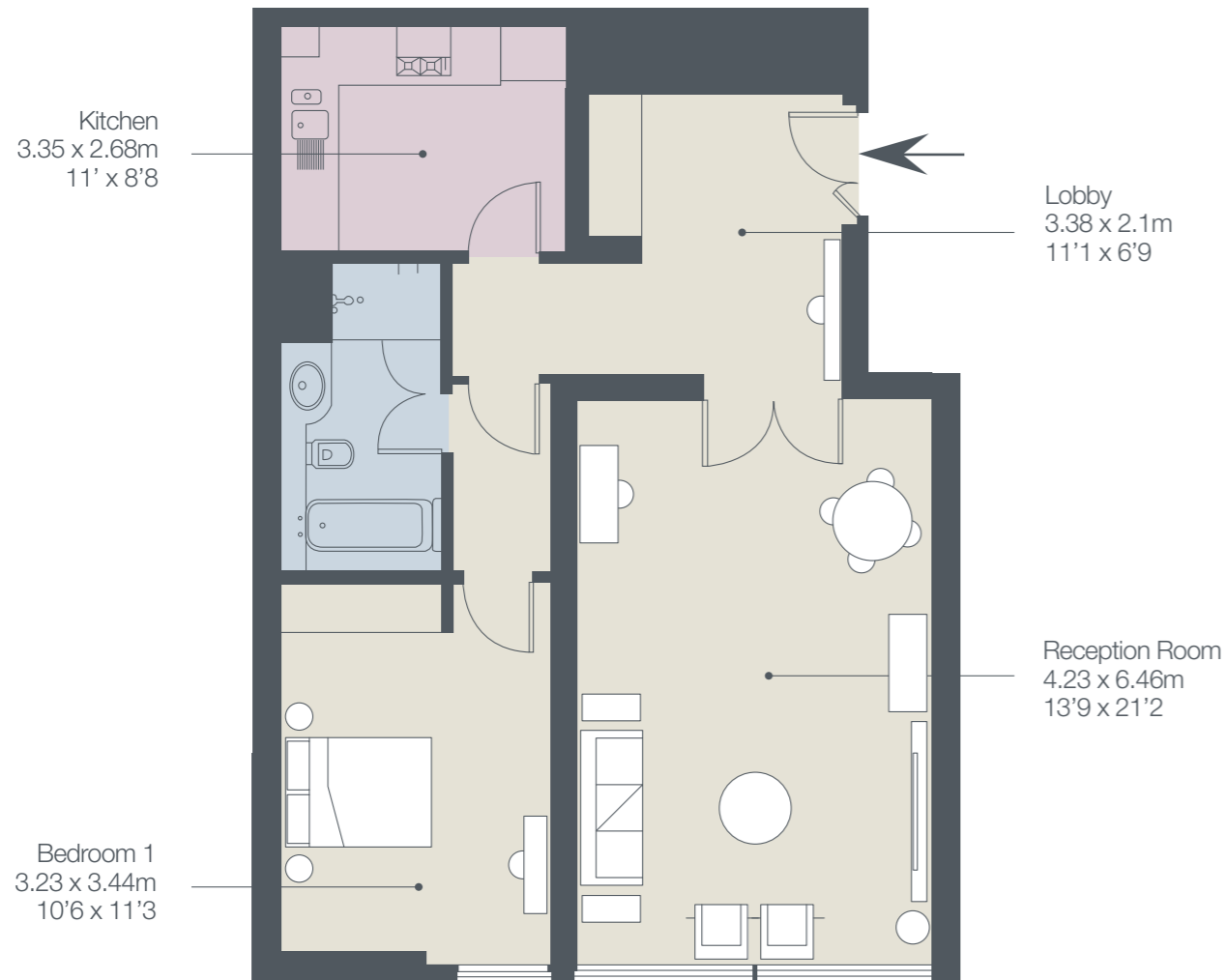
Communal garden

Hyatt Passport Gold membership





Floorplan



Approximate gross internal area

76.18 sq.m / 820 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.

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

for sound and music to be played from the separate component system

Home Entertainment

A Sony 42" flat screen television wired

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 light oak incorporating Gaggenau integrated appliances and double fridge freezer

Highly polished black Zimbabwe granite worktop

Fitted Furniture

Dark oak entertainment unit and study area

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

Bathrooms

Marble vanity top and bath surround

Limestone shower trays and inlaid Nero Marquina polished limestone tiles

Underfloor heating

Windows

Linen blackout blinds and silk curtains in the reception room

Mixture of linen and silk Roman blinds to the bedroom suite

Terms

Lease

Leasehold 999 years with a share in the freehold

Ground rent

Peppercorn

Service charge

£5,700 (including central heating and water)

Price

On application

Local Authority

City of Westminster

Further information

Please visit www.equilibriumlondon.com

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