



LOWNDES CLOSE

BELGRAVIA | LONDON SW1X



A SPECTACULAR NEWLY CONSTRUCTED DOUBLE
FRONTED TOWNHOUSE WITH PASSENGER LIFT, DESIGNED
BY MICHAEL SQUIRE AND PARTNERS LOCATED IN THIS
QUIET MEWS IN THE HEART OF BELGRAVIA

A rare opportunity to acquire an impressive brand newly constructed Belgravia townhouse. The house is unusually wide (8m, 26ft 3") and architecturally striking with a brick and stone dressed façade, designed and finished to a very high quality specification and finish, located at the rear of this quiet cul-de-sac. The house benefits from a 8-person passenger lift serving all 4 floors. Please see separate specification summary at the end of this brochure.



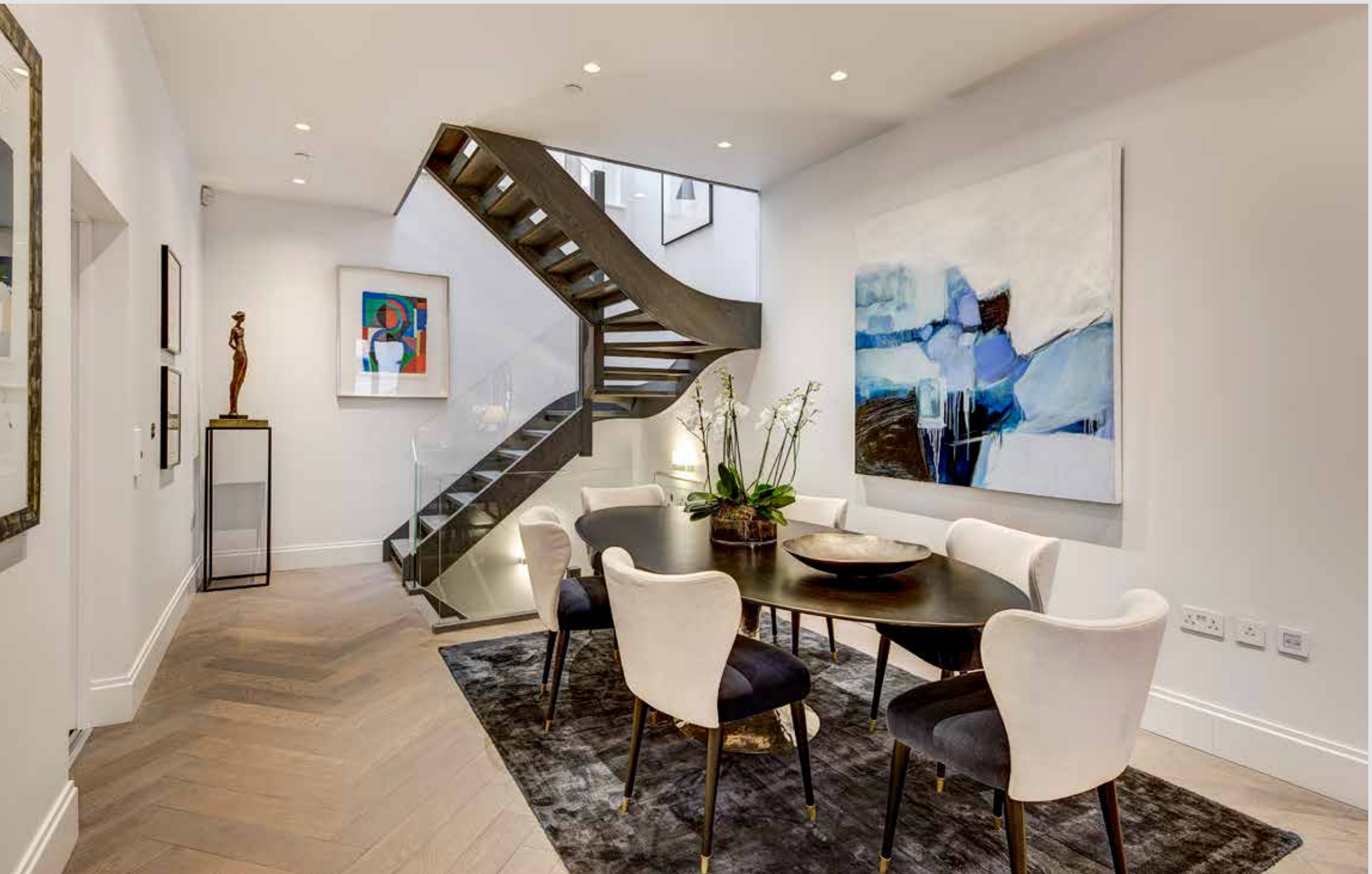


LOCATION

Lowndes Close is situated off Lowndes Place which runs between Eaton Place and Chesham Place, south west of Belgrave Square. The house is extremely well located for a wide range of amenities, including the 350 acres (160 hectares) of Hyde Park, one of eight Royal parks in the Capital. The iconic department stores of Harvey Nichols and Harrods, a wide selection of 5 star hotels, London's finest restaurants, international music venues, luxury shopping, leading museums, schools and universities are all within close proximity, thus making it an exceptional international address. Heathrow Airport is approximately 14 miles away.















ACCOMMODATION AND AMENITIES COMPRISE

First floor drawing room | Dining room | TV/family room | Master bedroom suite with en suite dressing room and bathroom | 2 further bedrooms | Bathroom | Maid's room/study with en suite shower room | Poggenpohl kitchen | Utility room | 8-person passenger lift Terrace | Air conditioning | Lutron lighting | Control 4 music system | Video entry phone Security cameras | 10 years premier warranty | EPC=B







Ordnance Survey © Crown Copyright 2017. All rights reserved.
 Licence number 100022432. Plotted Scale - 1:1250



SPECIFICATION

- | Individually designed high quality matt coloured glass Poggenpohl kitchen from Germany

Kitchen Appliances

- | Gaggenau double oven with heated drawer
- | Gaggenau tall integrated fridge
- | Gaggenau tall integrated freezer
- | Gaggenau tall integrated wine cooler
- | Bosch 5 Eye gas hob on the kitchen island
- | Electronically controlled ducted extractor fan by Falmecc
- | Miele microwave, Miele steamer, Miele coffee machine & Miele dishwasher
- | Bosch washing machine & Bosch tumble dryer in a separate utility room
- | Splashback & kitchen island in White Bianco Carrara Caesarstone
- | Heavy duty electric waste disposal

Bathrooms

- | Master en suite bath in Bookmatch Statuario polished marble slabs and honed Statuario floor
- | Walk-in wet room with thermostatic shower mixer by Hans Grohe of Germany
- | Modern bathtubs by Bette with wall mounted chrome bath spouts by Grohe
- | Luxury chrome heated towel rails by Zeta
- | Luxury Italian vanity units and recessed mirror fronted cabinets
- | Master en suite bathroom with integrated high resolution colour Aquavision 27" TV
- | Top bathroom in large porcelain ceramic slabs
- | Guest toilet in pencil porcelain mosaic
- | Italian design mirrors in guest toilet and in maids'/4th bedroom

Heating & Cooling

- | Gas fired central heating with Vailant boiler & MegaFlo hot water system
- | Underfloor heating throughout with independent room wi-fi thermostat controls
- | Mitsubishi air condition VRV System
- | Central fresh air vent system throughout

Electrical & Home Automation

- | Lutron lighting management with bespoke engraved light switches in enamel finish
- | Control 4 home automation and music system
- | Multi room audio & video home control
- | Installation of fibre broadband throughout the house
- | HD video distribution throughout the house
- | LED lighting throughout the house
- | All electrical plates & sockets in enamel finish

- | Sky +HD satellite dish and radio antenna
- | 40" and 50" flat TV screens and Blu-Ray by Samsung in kitchen and TV room in surround home cinema system
- | High specification machine less 8 persons lift by OTIS in luxury internal finishes of matt glass and mirror walls

Finishes

- | Internal glass doors and pocket sliding doors in matt glass finish by Italian manufacturer Rimadesio, floor to ceiling height
- | Solid smoked oak open tread staircase
- | Herringbone smoked stained oak flooring
- | Handmade wool & silk carpets in all bedrooms
- | Master bedroom wall-covering throughout by French manufacturer ARTE
- | Bespoke Italian wardrobes by Estel in all bedrooms
- | Internal and external wall mounted handmade lights
- | Roller blinds in non-transparent silk in master bedroom, kitchen and dining room
- | High quality timber windows and patio doors in white semi matt finish by window specialists Mumford and Wood
- | Floor to ceiling silk curtains in drawing room at first floor level

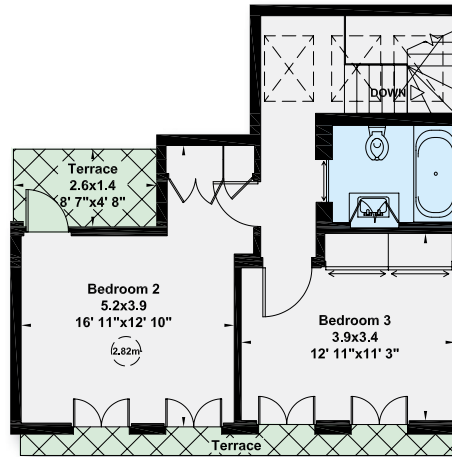
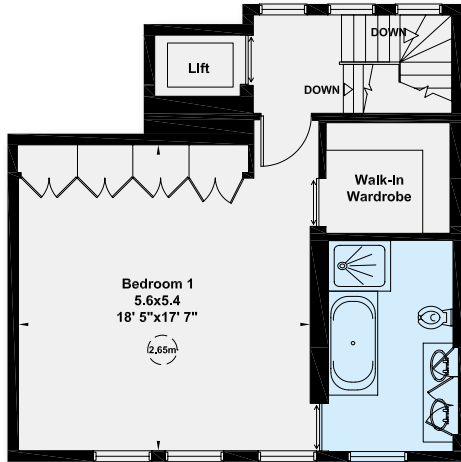
Security

- | Insurance approved comprehensive burglar alarm system
- | High security main entrance door with multi locking mechanism and registered security card keys
- | Video entry phone with camera on main entrance door
- | High resolution colour CCTV cameras fully integrated with the audio visual system at the front of the property
- | CCTV recording installation
- | Smoke alarms hardwired to mains supply with battery back up
- | Sprinkler system throughout the property
- | Panasonic telephone system with installation for 16 telephone lines

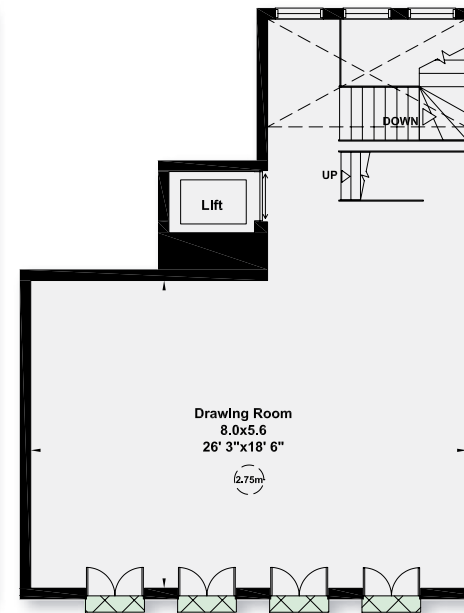
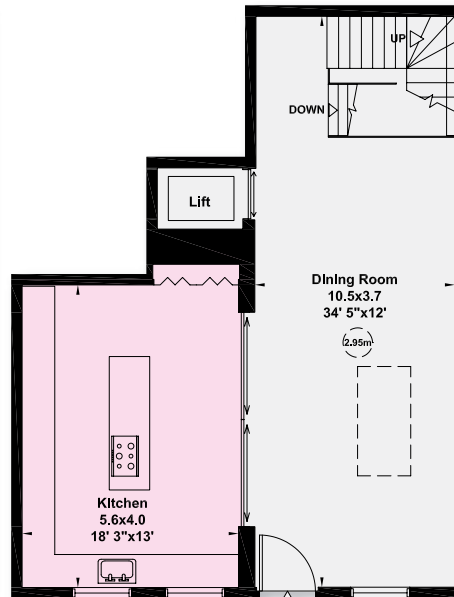
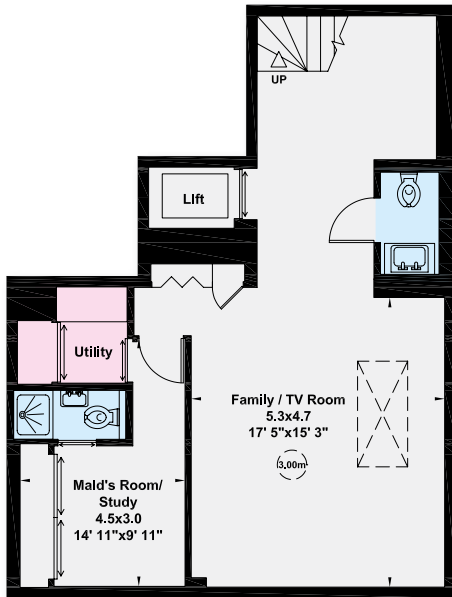
General

- | The property comes with a 10-year Premier Warranty
- | Ceramic planters from Atelier Vierkant in Belgium with mature olive trees on the front of the house
- | Front planters with buxus and lavender at the front ground and first floor front façade
- | Internal walk-in glass rooflight by specialist manufacturer
- | Architectural design of the house by leading Architects, Squire and Partners.





GROSS INTERNAL AREA (APPROX.)
 299 SQ M - 3,216 SQ FT
 PLEASE NOTE ABOVE FIGURE INCLUDES ALL LIFTS





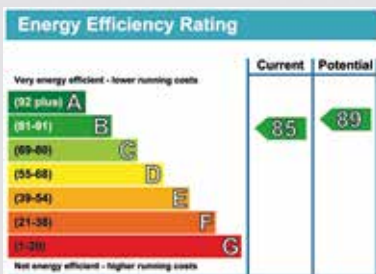
TERMS

Tenure Freehold

Local Authority City of Westminster

Price Upon Application

Lowndes Close is a private road owned by the Grosvenor Estate which grants concessions to residents living in the road to park on the frontage of their own property. There is an annual Grosvenor Estate parking and maintenance charge.



Viewing: Strictly by appointment with Savills.

Important notice

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 17/03/03 NDK 344956



Savills Knightsbridge
ndekyzer@savills.com
020 7581 5234

Savills Sloane Street
sloanestreet@savills.com
020 7730 0822

savills.co.uk



