



CLABON MEWS

KNIGHTSBRIDGE | LONDON SW1X





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AN UNUSUALLY WIDE DOUBLE FRONTED MEWS HOUSE  
REFURBISHED TO A HIGH STANDARD OF FINISH,  
LOCATED BEHIND CADOGAN SQUARE.

This charming house has been entirely newly built apart from the rear façade and interior designed to a very high quality specification and finish. The house is arranged over lower ground, ground and two upper floors, having an attractive brick façade and a mansard roof. Located on the western side of Clabon Mews, towards the northern end, the house backs on to the rear of Lennox Gardens.

The house is unusually wide, being 25 ft 3" wide (7.7m) with a depth of 29 ft 2" (8.9m). On the ground floor is an integral garage, a large entrance hall with cloakroom and a kitchen/dining room at the rear running the full width of the house. On the first floor is a very impressive drawing room occupying the entire width and depth of the house. On the second floor there are two double bedrooms with en suite bathroom and shower room. On the newly created lower ground floor there is a third bedroom with en suite bathroom, utility room, second cloakroom/W.C and a TV/family room.

Please see separate specification summary at the end of this brochure.

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## LOCATION

Clabon Mews is located to the west of Cadogan Square and runs north of Cadogan Street. The subject property is located north of the junction with Milner Street. The house is extremely well located for a wide range of shopping, restaurant and transport facilities in Knightsbridge, Chelsea and South Kensington. The iconic department stores of Harvey Nichols and Harrods, a wide selection of 5 star hotels, London's finest restaurants, international music venues, schools and universities are all within close proximity, thus making it an exceptional international address.

















## ACCOMMODATION

- | First floor drawing room
- | Kitchen/dining room
- | TV/family room
- | 3 bedrooms
- | 3 bathrooms/shower rooms
- | 2 cloakrooms/W.C
- | Air conditioning
- | Lutron lighting
- | 10 years premier warranty
- | Integral garage





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## 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 integrated wine cooler
- | Bosch gas hob, (5 eye), 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
- | Splash back & 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
- | Separate shower 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
- | Lower floor bathroom in large porcelain ceramic slabs
- | Guest toilets in pencil porcelain mosaic in white and brown colours

### 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

### 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
- | 50" Flat TV screen and Blu-Ray by Samsung in TV room in surround home cinema system

### FINISHES

- | 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 and dining room wall-coverings 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 all bedrooms, kitchen/dining room and drawing room. High quality curtains in drawing room, dining room and lower floor bedroom
- | High quality timber windows and patio door in white semi matt finish by window specialists Lomax and Wood
- | High quality in white semi-matt finish doors by Shadbolt with s/steel ironmongery

### 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
- | The property comes with a separate garage and a remote controlled metal garage door
- | Front planters with lavender at the front ground and first floor front façade
- | Internal walk-in glass roof-lights by specialist manufacturer

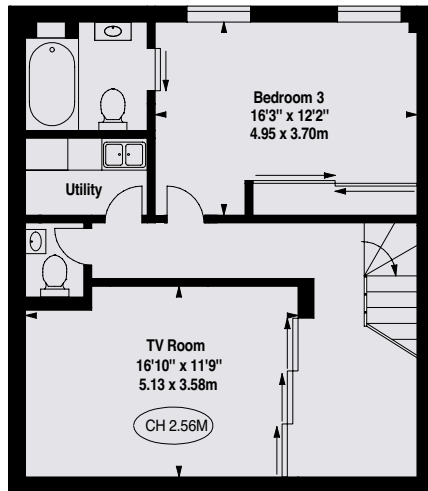




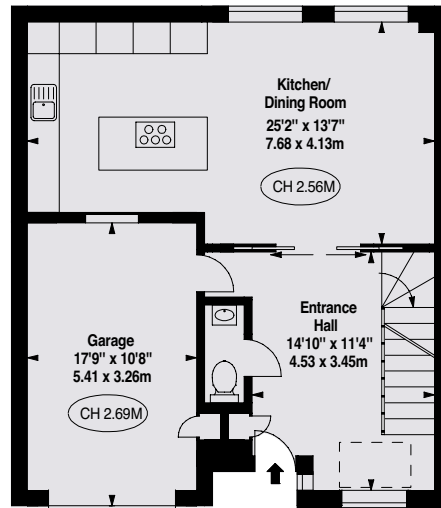
APPROXIMATE GROSS INTERNAL AREA  
2,862 SQ FT - 265.88 SQ M



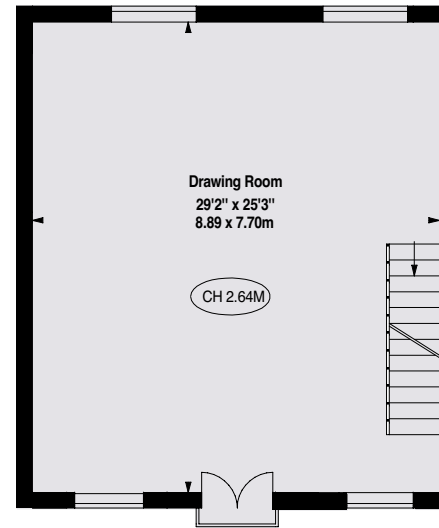
Key :  
CH - Ceiling Height



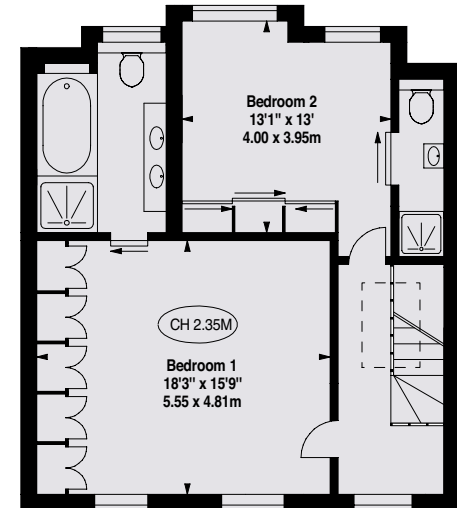
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TERMS

Tenure Freehold

Local Authority Royal Borough of Kensington & Chelsea

Price Upon Application



Viewing: Strictly by appointment with Savills and Jones Lang LaSalle.

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**020 7399 5010**

2 Cale Street  
London SW3 3QU  
[jll.co.uk/residential](http://jll.co.uk/residential)

Savills Sloane Street  
[sloanestreet@savills.com](mailto:sloanestreet@savills.com)  
**020 7730 0822**

Savills Knightsbridge  
[knightsbridge@savills.com](mailto:knightsbridge@savills.com)  
**020 7581 5234**  
[savills.co.uk](http://savills.co.uk)



