

Montpelier Street

SW7



Overview

This exclusive Grade II listed property has been sympathetically extended and refurbished to exceptionally high standards, resulting in an exquisite turnkey home.

The Property





Living Room

Elegant bespoke carpentry complements the original preserved coving and traditional marble fire-place, fitted with a modern remote controlled gas fire.

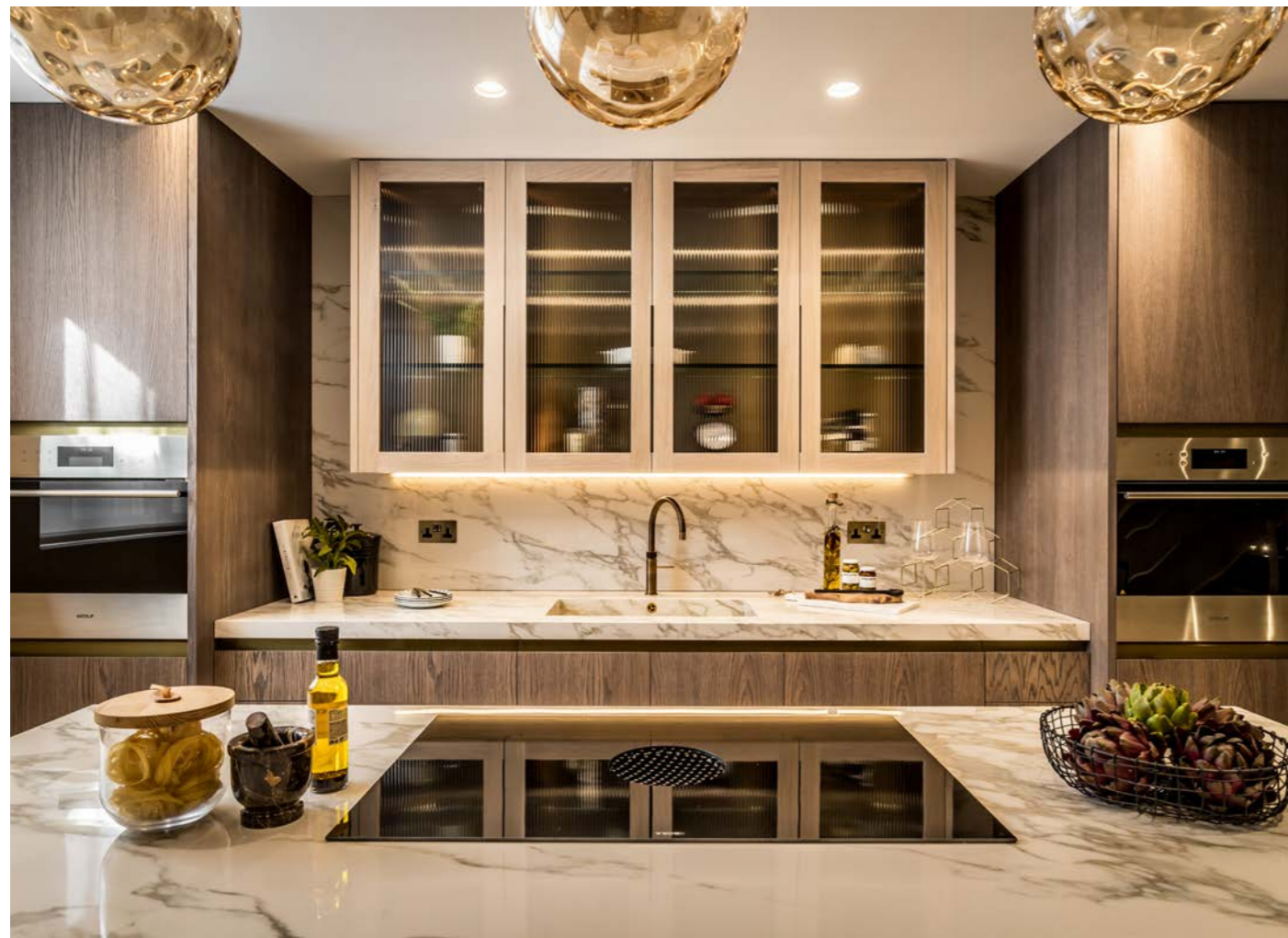






Bar Area —————
Herringbone oak flooring leads you into a dedicated bar area, complete with boiling water tap adjacent to the stylist brass shelving.





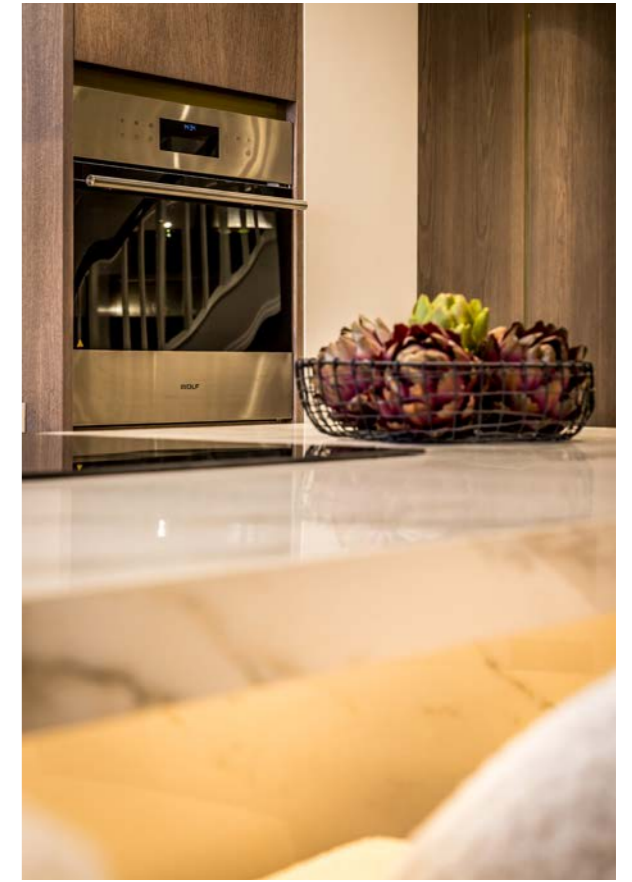
Kitchen

The highest quality bespoke kitchen has been designed for modern day living.

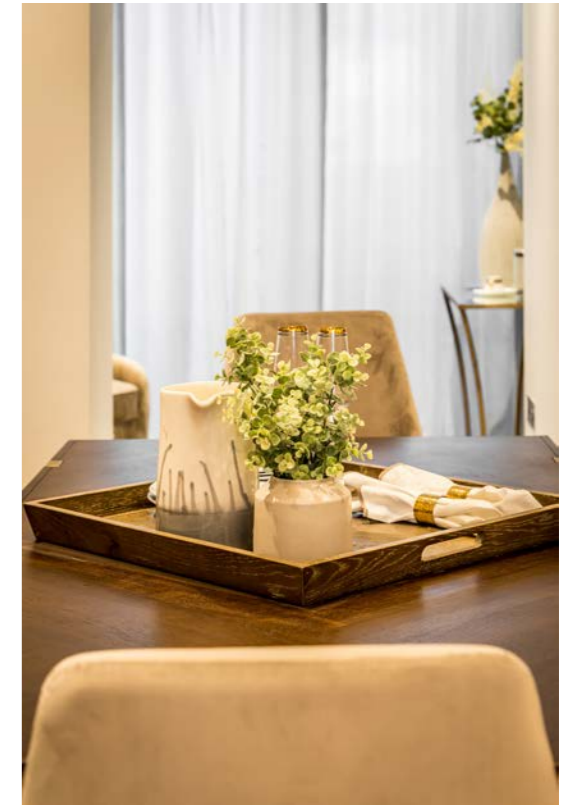
Finished in oak wood, with feature metal inlays and reed glass, each cupboard has been hand-crafted in England using the finest materials.

Equipped with two Wolf ovens, full height Sub-Zero refrigerator, separate freezer and wine cooler, Bora down draft induction hob, Quooker boiling water tap, and Miele washer & dryer, the kitchen is fully fitted to the highest standard.

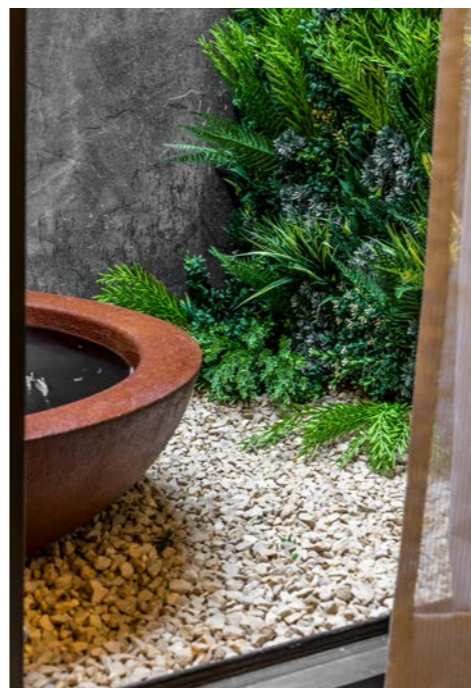


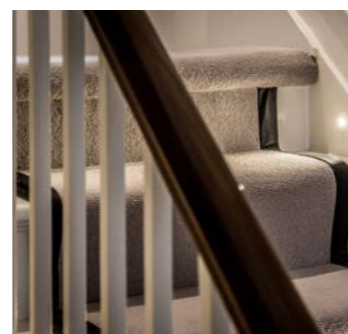
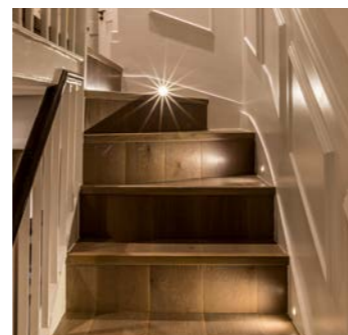


Dining Area

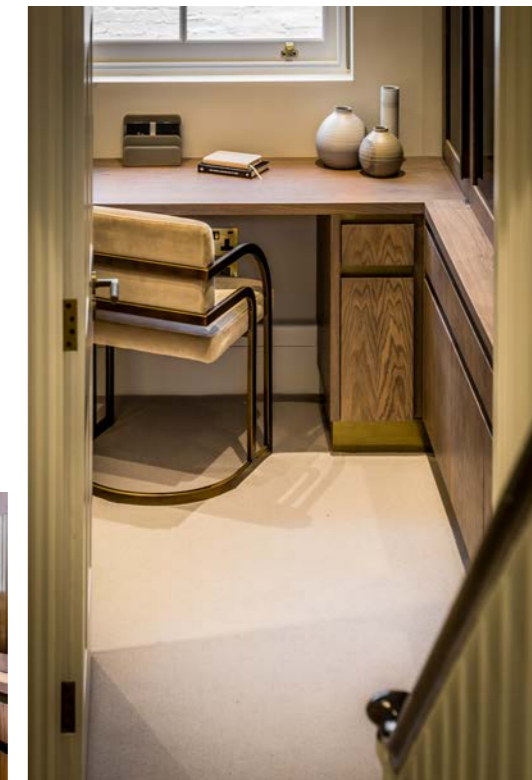
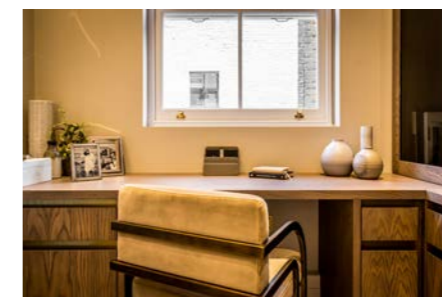


Family Room





Study







Principal Bedroom

A large spacious principal bedroom suite occupies the entire first floor; refurbished oversized sash windows provide views of Montpelier Place.

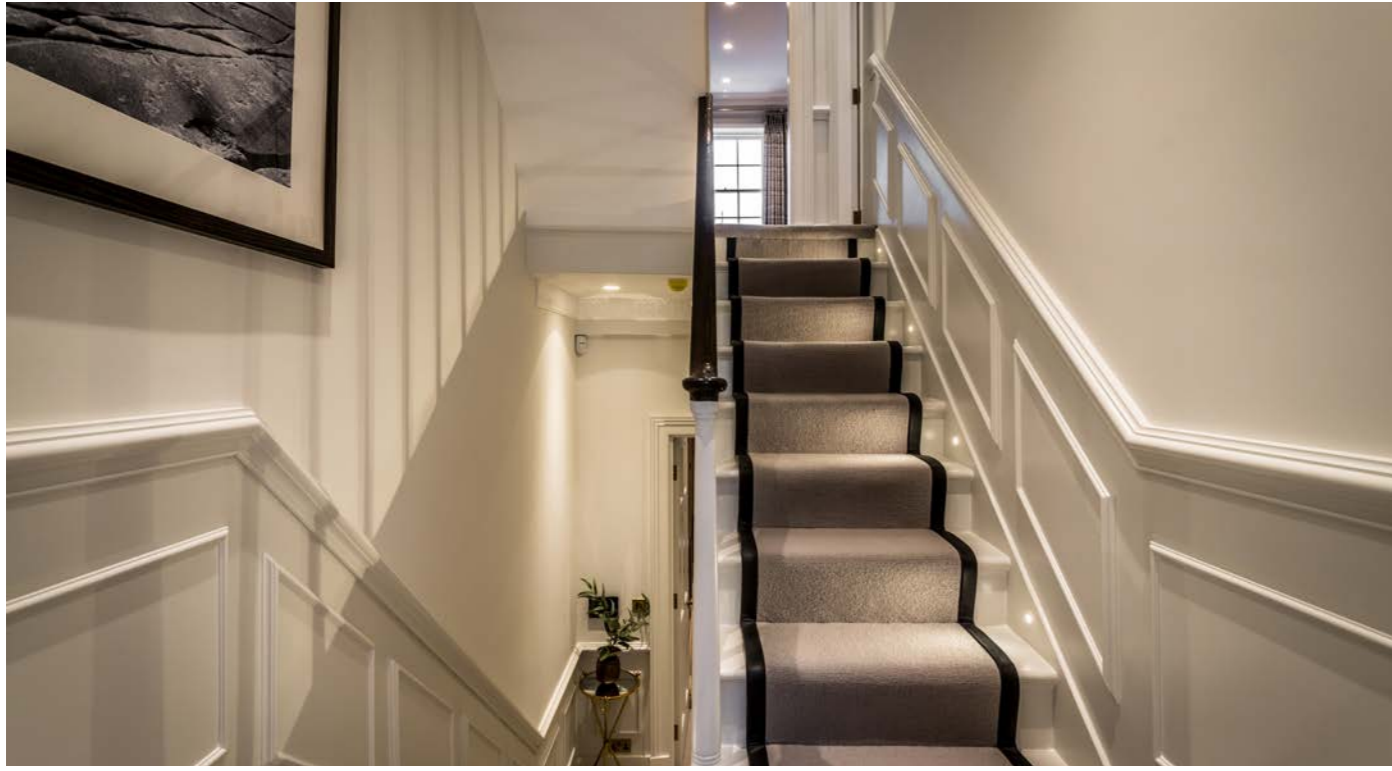
There is plenty of beautifully fitted storage throughout the bedroom.



Principal Ensuite

Double doors lead into the large bathroom with double sinks, free standing bath and oversized walk in shower.





Family Bathroom





Bedroom Two



Bedroom Two Ensuite

Bedroom Three





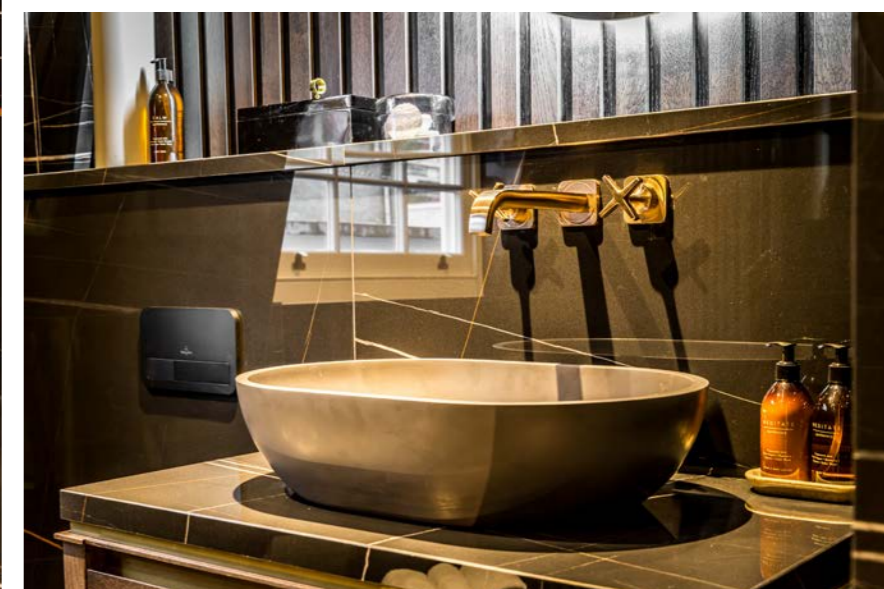


Bedroom Four

A spacious guest suite or alternative principal bedroom. This exquisite space is fitted with beautiful modern furniture.



Bedroom Four Ensuite



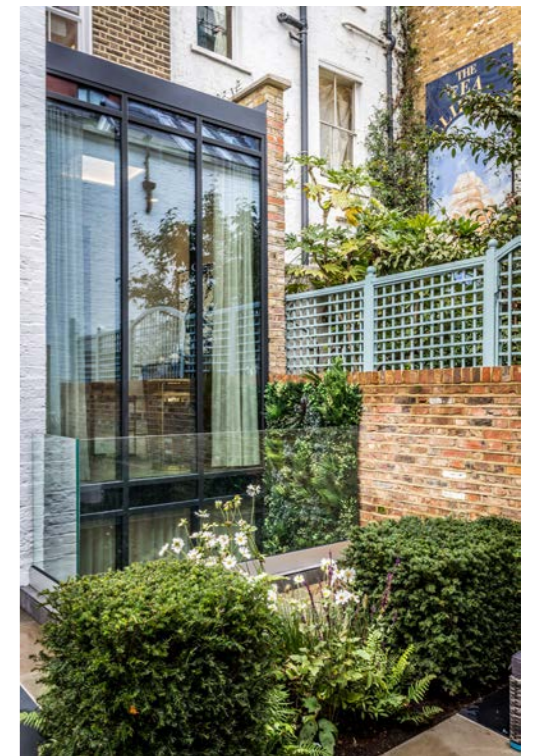


Garden

Designed by Chelsea Flower Festival award winning designer Champain Landscapes, this low maintenance tranquil garden creates individual rooms to enjoy within the garden space, planted with a variety of aromatic flowers and shrubs.

The garden is amazingly quiet and private considering this central Knightsbridge location. A dining area, water feature, subtle lighting and low maintenance green wall complete this oasis.

This property represents one of the best opportunities this year, to acquire a turn-key Knightsbridge townhouse, finished to such an exceptionally high standard.





Technical Specifications

General

English hand made bespoke cabinetry throughout
 Bordered herringbone oak flooring to ground floor and Family room
 Refurbished original timber windows (or replaced like-for-like) with heritage glass
 New period brass window ironmongery
 Armac Martin brushed and antique brass ironmongery to internal doors
 6.9kw gas remote control life-like coal effect open fire
 Bar with Quooker boiling water tap

Bathrooms

Hans Grohe AXOR taps and showers
 Villeroy and Boch toilets
 Bespoke washstands with custom sinks
 Wet room style flush-floor showers
 Floor to ceiling porcelain and flooring:
 - Master Calacatta Prestigiou
 - Family Statuario
 - Bedroom 2 Statuarietto with gold metal grout
 - Bedroom 4 Sahara Noir
 Electric underfloor heating
 Shaver sockets adjacent to each sink

Mechanical Systems & Plumbing

Dedicated service vault
 Panasonic whole house air conditioning system with independent controls in each principle
 Pressurised hot and cold water systems with duty and standby pumps
 Potterton gas boiler and heat store
 Silent extraction to all bathrooms

Lighting Power & Audio Visual

Rako and DALI intelligent lighting control system throughout house and garden
 5 Amp lighting circuits in every room for floor, table and bedside lights
 Automatic comfort lighting in all bathrooms
 Pre-wiring for motorised curtains and blinds for all external windows
 TV outlets in all habitable rooms, including UHV and CAT6 connections
 Telephone and CAT6 connections in all habitable rooms
 CAT6 intelligent switch panel
 WI-FI repeaters providing good quality signal throughout the house
 Sonos sound system integrated for:
 - Lounge and bar
 - Kitchen, dining and snug
 - Family room
 - Master bedroom
 - Mansard bedroom

Kitchen

Integrated Sub-Zero fridge, freezer and wine cooler
 Two integrated Wolf multi-function ovens
 Miele dishwasher and microwave
 Bora induction down draught extraction hob
 Quooker boiling water tap
 Bespoke fitted cabinets in solid oak with 'liquid metal' detailing
 Calacatta Gold porcelain work tops and splash backs with LED accent lighting
 Brass sinks, clad internally with worktop stone
 Water underfloor heating

Utility Room

Washing machine, tumble dryer all by Miele
 Bespoke fitted cabinets in solid oak with 'liquid metal' detailing
 Calacatta Gold porcelain work tops and splash backs with LED accent lighting
 Brass sink, clad internally with worktop stone

Bedroom & Study Joinery

English hand made bespoke wardrobes
 Soft close drawers, lined with 'Hermes Orange' leather
 Inlaid 'Shagreen' styling panels
 Armac Martin solid brass furniture handles
 Glass shelving
 Automatic interior lighting
 Internal power sockets

Security & Safety Systems

Wired security alarm
 Passive detection sensors in every room
 CCTV cameras front and rear, with recording and remote access
 High security Banham locks to external doors
 Access control video panel to each landing with intercom and remote front door opening functionality
 Fire and smoke monitoring systems with automatic smoke release system and automatic mist fire suppression system
 Duty and standby pumps systems for basement drainage protection

Guarantees

All roofs are new GRP with 10 year insurance backed guarantee
 Basement waterproofing 10 year insurance backed guarantee

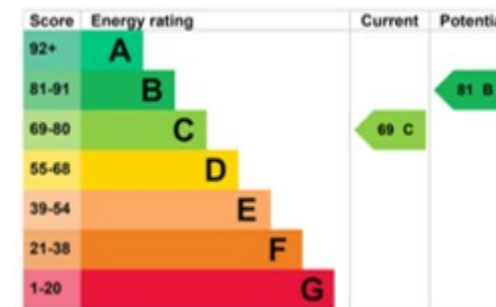
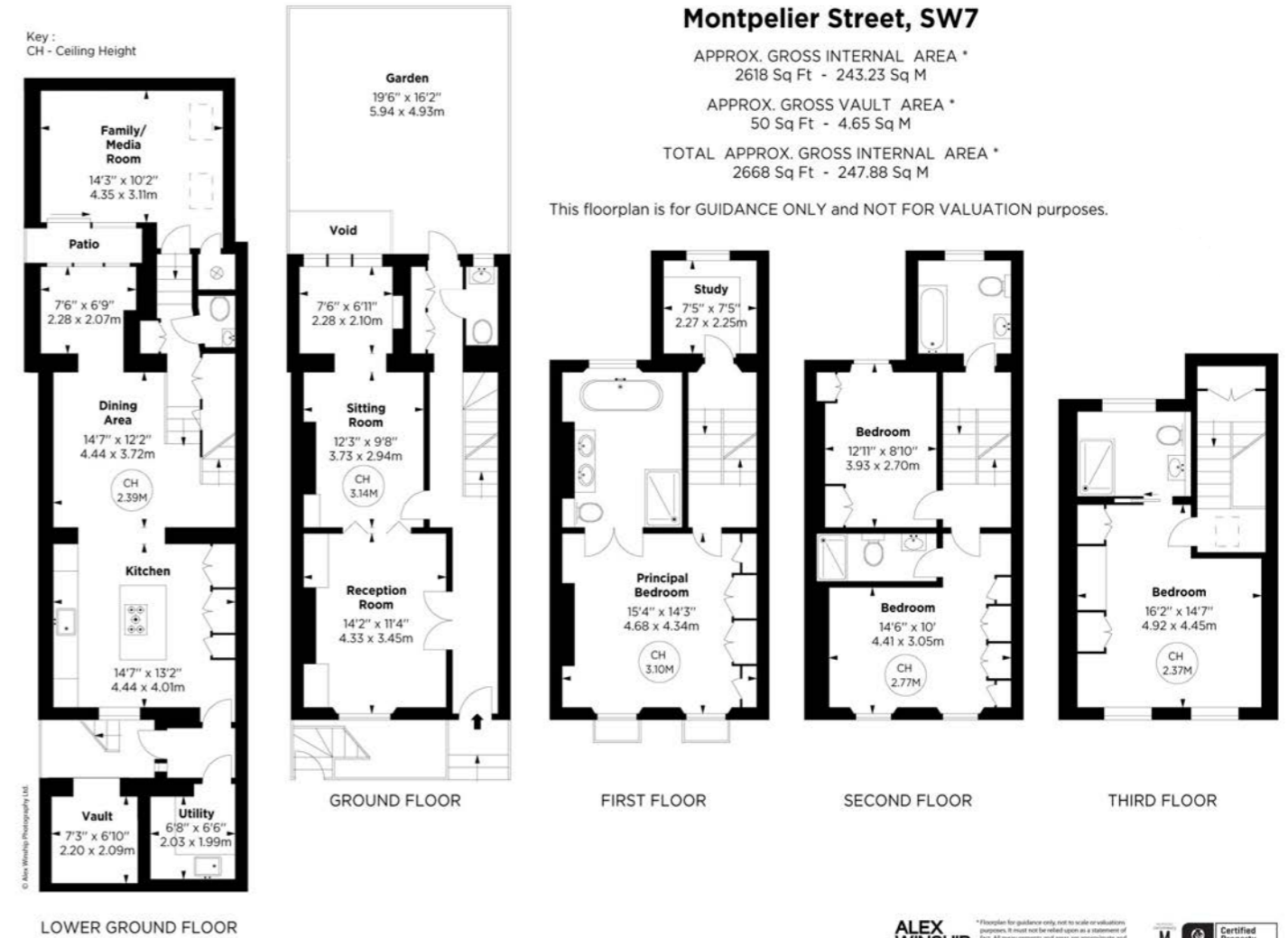
Energy Efficiency

EPC rating 'C'



Tenure: Freehold
 EPC Rating: C
 Price Upon Application

Local Authority:
 Royal Borough of
 Westminster



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Jonathan Smith
js@offmarketlondonproperty.com
+44 (0) 207 242 2789
+44 (0) 7711 271 564
www.offmarketlondonproperty.com



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