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THE  
**PENTHOUSE**

WELLINGTON COURT  
KNIGHTSBRIDGE SW3

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THE PENTHOUSE

# WELLINGTON COURT

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10,000 sq. ft. of living space across staterooms and grand terraces in the heart of Knightsbridge, directly overlooking Hyde Park.

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THE

# DRAWING ROOM

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A near 27ft. wide reception with floor to ceiling bi-folding doors leading to the terrace overlooking Hyde Park and the Serpentine.

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## THE TERRACE

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One of the largest terraces, amounting to over 1,000 sq. ft., overlooks Hyde Park, Knightsbridge and towards Mayfair. Currently arranged as a covered dining area for 12 people, seating area with fireplace, TV and sofas.

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## THE DINING AREA

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The double height formal dining area of the Penthouse allows space for up to 10 people in comfort.

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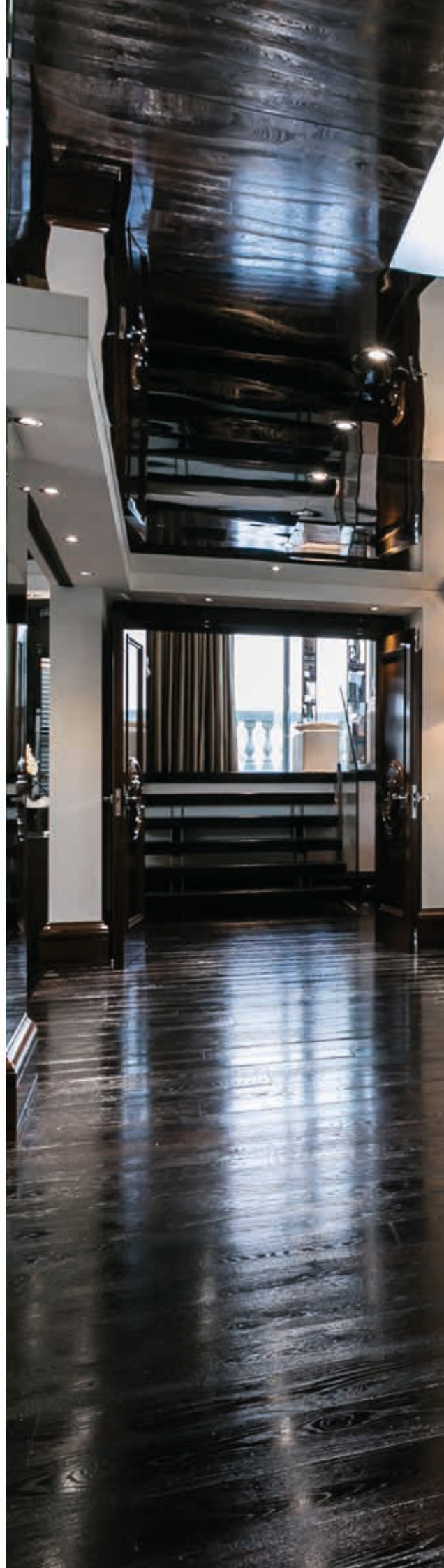
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## THE MUSIC ROOM

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Effortlessly blending style, comfort and luxury. The music room, with a baby grand piano, fully equipped bar and seating area, provides the perfect space for welcoming guests as they enter the Penthouse.

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## THE KITCHEN

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Elegant, family sized and fully equipped with Sub-Zero appliances. The breakfast nook with French doors onto Juliet balcony is combined with lit onyx walls, green Lalique style chandeliers and high gloss floor and cabinets.

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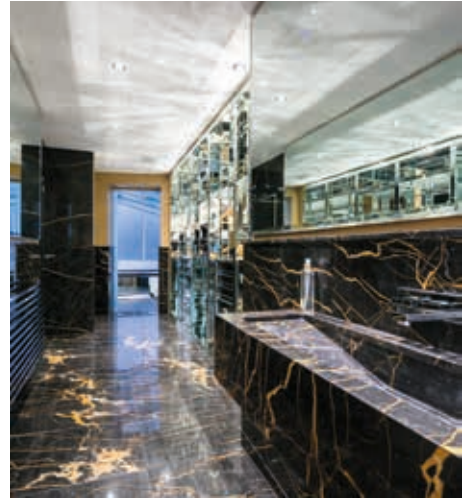
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# MASTER SUITE

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Wake up to the green views of Hyde Park. A generous bedroom with twin bathrooms, 'his and her' dressing rooms and a private terrace.



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## THE MASTER BATHROOMS

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The master suite benefits from two separate bathrooms with inter-connecting dressing areas. The light marble suite has a dramatic free standing 'egg' bath, walk-in shower and mirrored vanity unit. The dark marble suite has a two person Jacuzzi bath, rain fall shower and sleek caved vanity area.

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## THE GUEST BEDROOMS

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The west wing of the Penthouse has five guest suites each with their own bathrooms and personalities and access to private terraces.







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THE  
GYM  
AND  
THERAPY  
ROOM

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State of the art fully equipped gym with specialist flooring, entertainment system and sun terrace. The calming therapy room has slate flooring, treatment couch and fitted vanity unit.

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## THE HISTORY

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In 1850 The Second Duke of Wellington instructed Cubitts to build a Riding School at Wellington Court. These became very fashionable for bazaars and banquets as for its chief purpose as stables.



One of the first big events recorded at the Riding School was a display by John Rarey, the celebrated American horse tamer.

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In 1892 Wellington Court initially provided thirty suites of varying size on one or two floors, including three 'bachelor' apartments with a shared drawing room.

By 1896 rental prices ranged from £200 for four rooms to £800 for a thirteen-room suite,

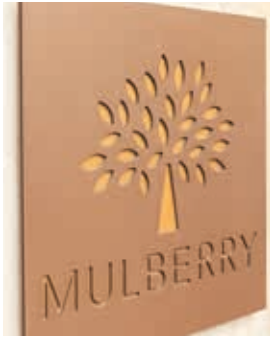
with the option of full service with meals prepared under the supervision of Colonel Kenney-Herbert, author of *Common Sense Cookery* - enabling residents 'to do away with the trouble of servants to a very great extent'.



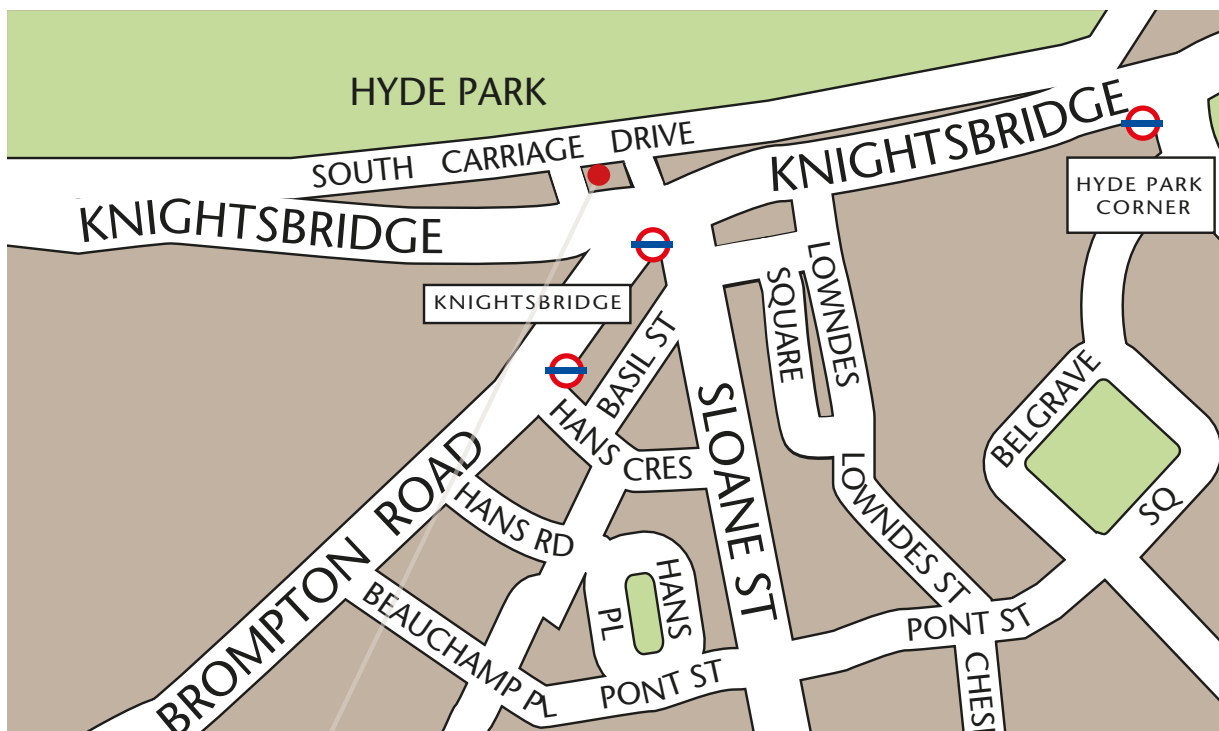
Staff accommodation in the building was connected to apartments by speaking-tubes or electric bells.











## THE PENTHOUSE

## THE LOCATION

Knightsbridge is one of the most exclusive addresses in the world. Home to the famous emporiums of Harrods and Harvey Nichols it is an unbeatable destination for shoppers. The location also affords easy access to Heathrow.

## SIXTH FLOOR

APPROXIMATE GROSS INTERNAL AREA \*

7,045 Sq Ft - 654.48 Sq M

(Excludes Tank Room & External Areas)

**INCLUDING TERRACES**

10,001 Sq Ft - 929.09 Sq M

(Excludes Tank Room)

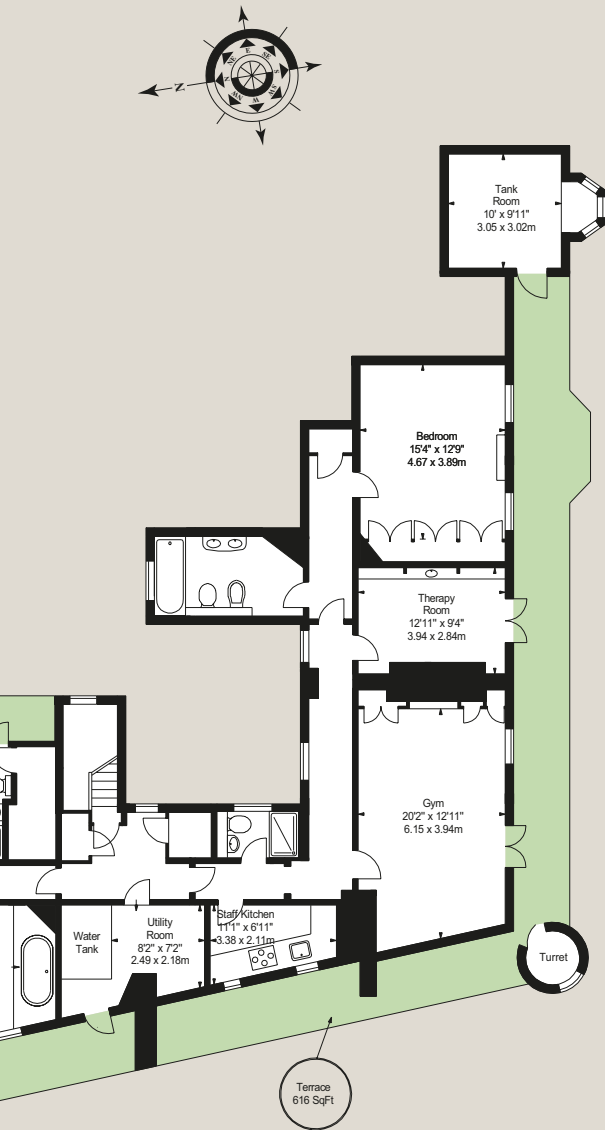
\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Only, Not to Scale

All Calculations include Any/All Areas Under 1.5m Head Height.







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## THE FLOORPLAN

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### ACCOMMODATION AND AMENITIES

- Entrance hall
  - Drawing room
  - Music room
  - Dining room
  - Kitchen
  - Study
  - Master suite with his and hers bathrooms and dressing rooms
  - Four double bedroom suites
  - Fifth double bedroom with separate bathroom
  - Spa treatment room
  - Gymnasium
  - Cinema
  - Six terraces
  - Staff kitchen
  - Cloakroom
  - Jacuzzi
  - Utility room
  - Porter
  - Direct lift access
  - Parking by separate agreement
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## THE TERMS

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Sold with a Lease of 150 Years  
Service Charge: £37,162 per annum  
Ground Rent: £1,400 per annum  
Parking: By Separate Agreement  
Price: £35,000,000

Sole Agent



102 Mount Street, London W1K 2TH  
T: 020 7529 5566  
[wetherell.co.uk](http://wetherell.co.uk)

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