

# ROKSTONE



## Knightsbridge SW7

In 2015 this stunning property was flawlessly designed and redeveloped by Nicholas Haslam, one of London's premier luxury interior designers. It features a state-of-the-art home management system by Crestron, integrated air conditioning and underfloor heating in every room, integrated high end audio visual / movie system, smart lighting by Lutron, electric blinds and other luxury features. The latest fingerprint security and entry systems have also been installed.

A metal gate at the front of the property leads into the substantial front garden which boasts, bespoke contemporary design and elegantly sculpted decorative shrubbery. The properties exposed yellow brick facade is made especially striking by a dramatic, black rusticated base storey, which sharply contrasts the neighbouring classical white base storeys, making the properties facade highly distinct whilst also adding to the contemporary aesthetic of the front garden. Ground level lights built into the the shrub pots allow for the property to be lit up at night, accentuating the front gardens exquisite design and the properties distinct facade.

A large door, complete with a decorative fanlight, leads into the ground floor entrance lobby. The entrance lobby contains the staircase and provides access to a guest WC. To the left of the main entrance lobby is a reception room which benefits from high ceilings, bespoke contemporary design and a considerable window which looks out into the front garden.

**Price £13,995,000**



5 Dorset Street London W1U 6QJ

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<https://www.rokstone.com>

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Approx. Gross Internal Area 5565 Sq Ft - 517.01 Sq M  
 Garden, Patio, Balconies & Terraces Area 1250 Sq Ft - 116.13 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Terms

Local Authority: London Borough Of Westminster

Tenure: Freehold

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