

# Clabon Mews

KNIGHTSBRIDGE SW1X

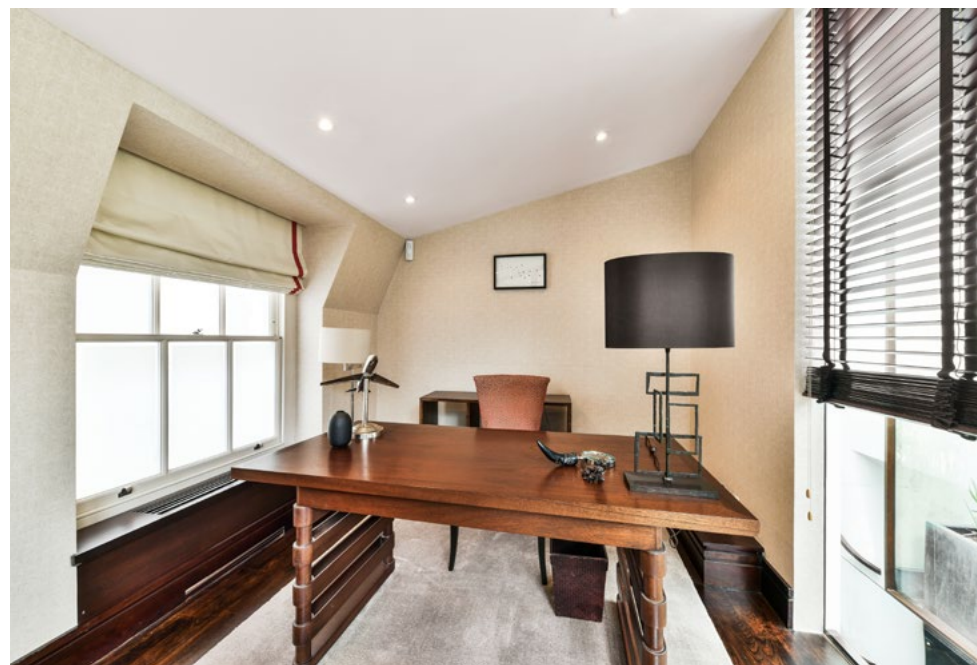




## An immaculate house with fantastic living spaces, a garage and roof terrace, close to Sloane Square

Completely rebuilt in 2007, the house has an opulent arrangement with excellent living spaces and ceiling heights; it is suffused with light, including a second floor reception room opening onto a roof terrace. There is also a 17'5" x 9'6" garage.

The house is ideally arranged for a high quality of living, in a superbly central yet quiet residential location. There is comfort cooling throughout the immaculately presented house which has been finished to a very high standard.







The ground floor has a large dining hall, with a wide eat-in kitchen designed by Smallbone. A spectacular staircase rises to a superb principal bedroom that occupies the entire first floor. There are voluminous wardrobes and an en suite bathroom. There is also an en suite shower room that doubles as a guest cloakroom.

Stairs continue to the second floor studio reception room, which has a 3.2m vaulted ceiling and a glass atrium. There is a central, remote controlled gas fire with a hidden television above and a glazed elevation that opens to a hidden roof terrace/garden room. There is also a study.

The lower ground floor has two large double bedrooms with fitted wardrobe and en suite shower and bathrooms. They are well-ventilated with one also having a window with very clever lighting and the 3.1m ceiling height gives excellent volume.

#### Location

Clabon Mews is one of the most sought-after addresses in Knightsbridge, nestled quietly between Cadogan Square and Lennox Gardens.

Close to Sloane Square, Pavilion Road as well as all the amenities of Knightsbridge, Sloane Street and the Kings Road, Clabon Mews is a quiet, residential location in the heart of prime central London.







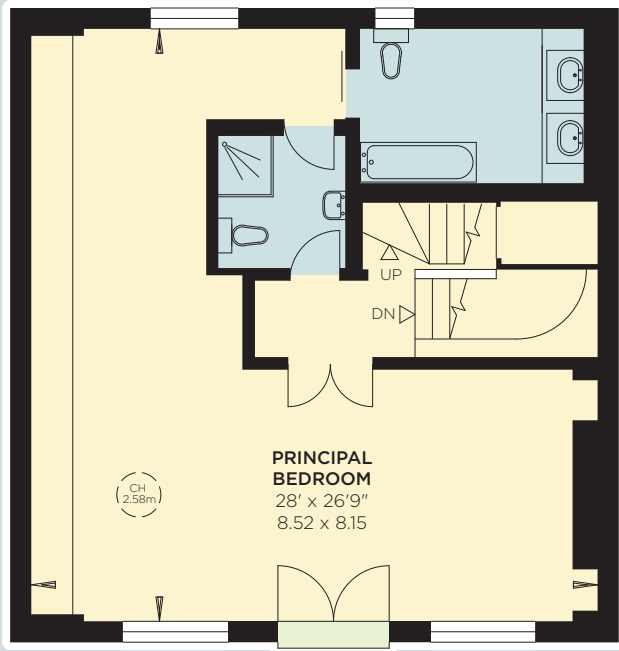
<b>Tenure</b> Freehold	<b>Price</b> £5,250,000	<b>Local Authority</b> Royal Borough of Kensington & Chelsea	<b>EPC</b> Rating D	<b>Council Tax</b> Band H
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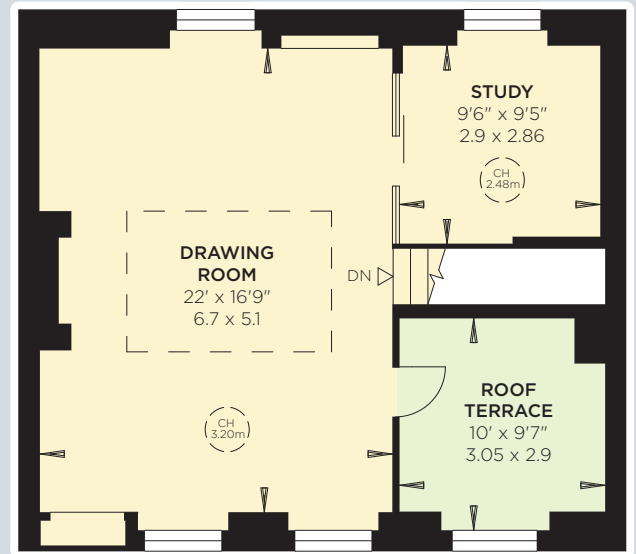




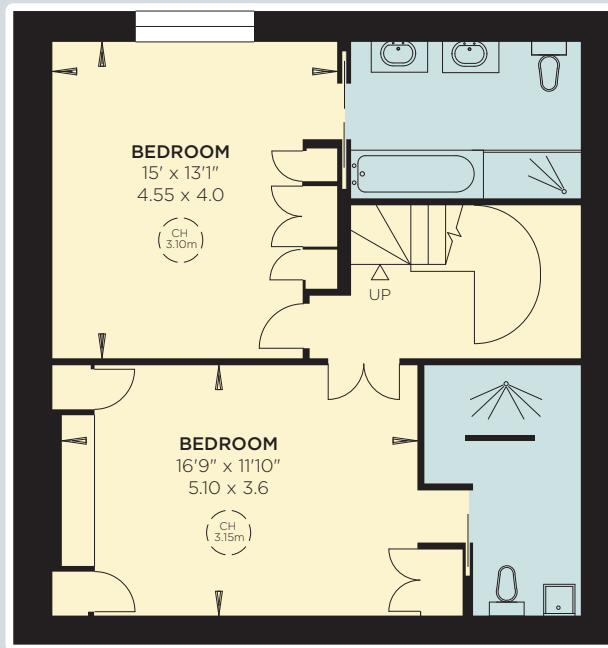
APPROXIMATE GROSS INTERNAL AREA  
2,661 sq ft / 247.2 sq m  
excluding roof terrace



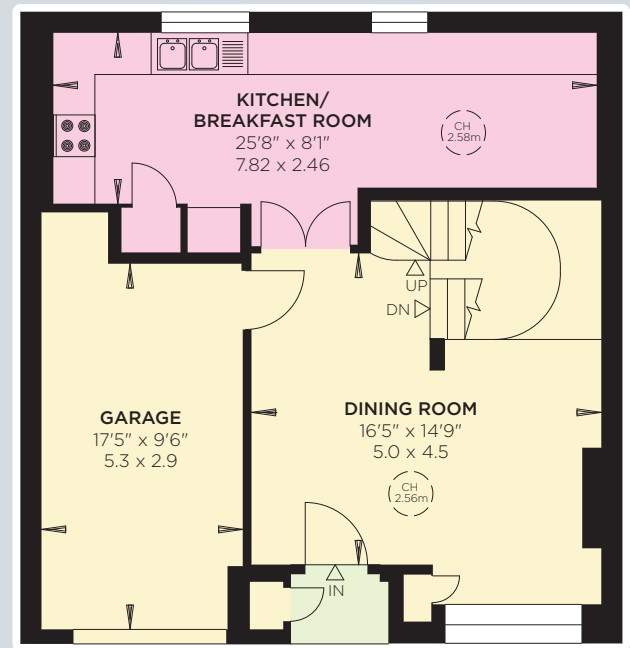
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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