

# Pavilion Road



KNIGHTSBRIDGE SW1

An excellent three-bedroom, freehold mews house with integral garage in this highly desired location



## THE PROPERTY

The property extends to some 2,665 sq ft and was stylishly remodelled 10 years ago behind its period exterior to provide an exciting and contemporary interior by Threefold Architects. This includes an architectural staircase as its centrepiece, suspended within a treble-height void, made of lightweight glass and steel, an open-plan kitchen/dining/breakfast space, a super 24'1 x 14'4 first floor drawing room and cinema/games room.

## LOCATION

Pavilion Road is one of the most sought-after addresses on the Knightsbridge and Chelsea border. It is located between Sloane Street, Pont Street and Cadogan Square, and moments from Sloane Square and from Harrods.

Made up of old 19th-century stables, now converted into attractive mews houses, the southern end of the road is pedestrianised to make for a delightful destination address, home to many cafés and artisan food shops.

The closest underground stations are either Sloane Square 0.4 miles (District and Circle lines) or Knightsbridge 0.4 miles (Piccadilly Line).

## ACCOMMODATION

- Entrance lobby
- Open-plan kitchen and breakfast/dining area
- 24'1 x 14'4 First floor drawing room
- 26'7 x 11'11 Cinema/games room with sauna and steam room
- Principal bedroom with dressing area and en suite bathroom
- Bedroom 2 with en suite shower
- Bedroom 3 with en suite bathroom
- Cloakroom
- Single garage





## SPECIFICATION

- Light fittings by Modular
- Limestone-clad stair from basement to ground floor
- High pressure hot and cold water system
- Integrated Daikin comfort cooling in all rooms
- House controls and AV system by Control 4
- Lutron lighting throughout
- Bowers & Wilkins speakers throughout
- Bespoke oak joinery
- 3.03m Ceiling height in lower ground floor
- Golf simulator and combined home cinema
- Kitchen by Schiffini
- Drawing room with 50' home cinema TV and surround sound
- Fireplace by Chesney's
- Automated blinds



Energy Efficiency Rating	
Current	Potential
92-100 A	82
81-91 B	
69-80 C	
55-68 D	67
39-54 E	
21-38 F	
1-20 G	

England & Wales

Approximate  
Gross Internal Area

2,665 sq ft

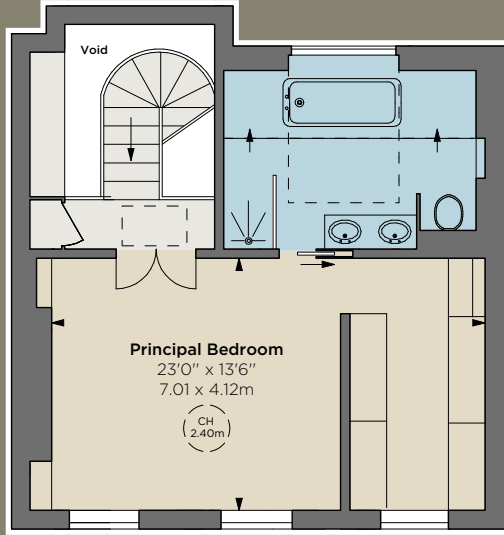
247.61 sq m

excluding void

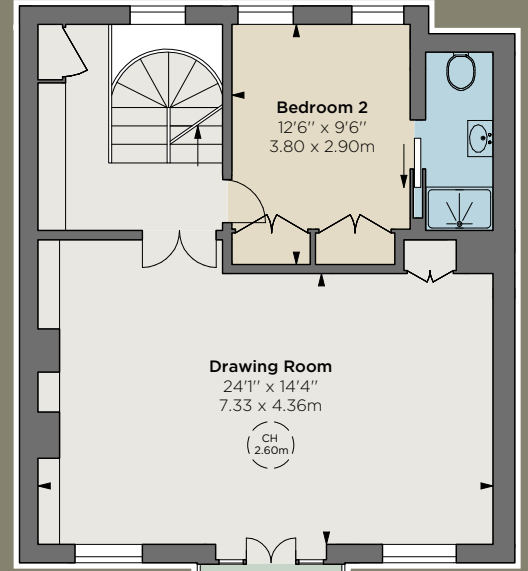
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Second Floor



First Floor



Tenure  
Freehold

Local Authority  
The Royal Borough  
of Kensington  
& Chelsea

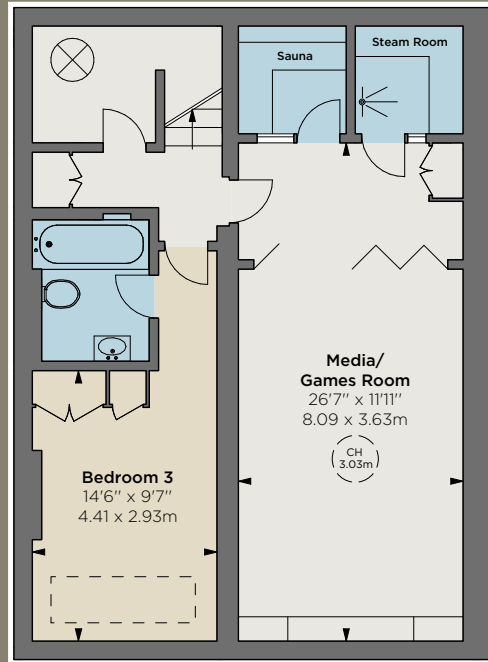
Council Tax  
Band H

Parking  
Own garage and  
residents' parking  
permit

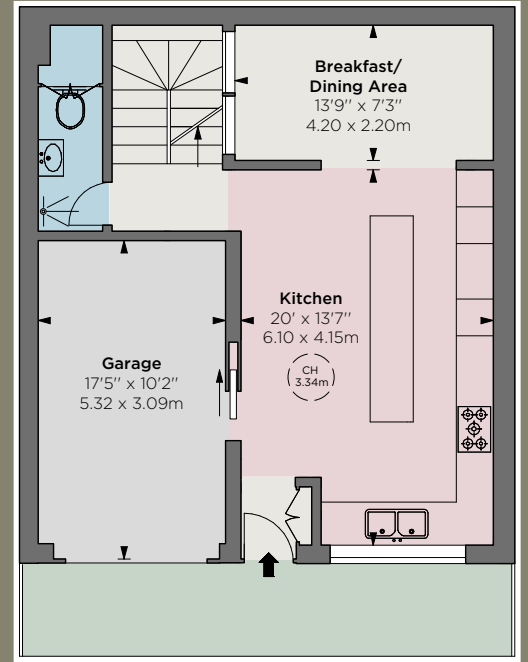
Broadband  
Installed

EPC  
Rating D

Guide Price  
£3,950,000



Lower Ground Floor



Ground Floor

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