



# 199 The Knightsbridge

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A superb 4 bedroom residence  
in a world class destination address

**SW** RESIDENTIAL  
LONDON



# 199

## The Knightsbridge



An incredible lateral, 3,000 sq ft living space (3708 sq ft demised space), 4 bedroom residence in the prestigious The Knightsbridge Apartments. Boasting unparalleled private amenities such as 24/7 security and concierge services, a state of the art gym, a 20 metre heated indoor pool, hydro spa, valet parking with 2 designated car spaces and a dedicated storage room, landscaped gardens and a first-class, fully-equipped business and conference suite; all just minutes' walk from world famous Harrods, Sloane Street and the open green spaces of Hyde Park.

This spacious and luxuriously refurbished apartment comprises a master suite with a beautiful dressing room and large en-suite bathroom with walk-in shower and Toto WC. There are 3 further bedrooms all with en-suite shower rooms, an enormous reception and dining room, separate kitchen, multi-function media room, a large utility room and a guest powder room as well as a full-length terrace from the bedrooms to the reception room.

Other features include hardwood and stone flooring throughout, comfort cooling and underfloor heating, 2 separate entrances to the apartment, Samsung, Apple TV and Sonos AV systems throughout and recently installed triple glazing in the bedrooms, high speed 1 Gbps internet service and electric curtains and blinds.





# Specifications

## Throughout Apartment

- Honed Limestone Floors with honed marble skirting (reception/dining room, media room, kitchen, bathrooms, powder room, hallway, lobby)
- Heatmiser underfloor heating controlled by iPad
- Comfort cooling and trench heating
- Apple TV, Sky Satellite system and super fast Hyperoptic Broadband
- SONOS sound system controlled by iPad
- Solid oak flooring oiled and high gloss finish (4x bedrooms, maid's room)
- All bathrooms feature rain showers and fixtures by CP Hart and Italian tiles
- Electric Silent Gliss curtains and black out roller blinds

## Reception Dining Room

- 2 X 65" Samsung televisions mirror effect
- SONOS ceiling speakers and SONOS playbar
- CVO Gel fireplace

## Kitchen

- SONOS ceiling speakers
- Miele appliances (dishwasher, 6 burner gas hob, fridge freezer)

## Media Room

- 55"Samsung television mirror effect
- Bespoke Cabinet Bar area crafted from Sycamore wood
- Leather banquette seating area
- Bespoke full length 'bubble' chandelier
- Wine fridge

## Master Bedroom Suite

- 65" Samsung television
- SONOS Playbar
- Triple glazed floor to ceiling windows
- Balcony

## Walk In Dressing Room

## Master En Suite

- Aquavision television
- Bath
- Double basin
- Rain Shower
- SONOS ceiling speakers

## Bedroom 2

- 48" Samsung television
- SONOS Playbar
- Triple glazed floor to ceiling windows
- Balcony

## En Suite Shower Room 2

## Bedroom 3

- 48" Samsung television
- SONOS Playbar
- Triple glazed floor to ceiling windows
- Balcony

## En Suite Shower Room 3

## Bedroom 4

- 48" Samsung television
- SONOS Playbar
- Triple glazed floor to ceiling windows
- Balcony

## En Suite Shower Room 4

## Maid's/Utility Room

- Miele Washing machine and tumble drier
- Hand washing basin

## Powder room

- Italian porcelain tiles

## Store Room (Basement Level)

## Car Parking Space 1 (Basement Level)

## Car Parking Space 2 (Basement Level)



# Exclusive Residents' Leisure, Security And Amenities



## Luxury living with exemplary service

- The double-height principal lobby, beyond the driveway directly off Knightsbridge itself, beyond the covered driveway provides a calm environment.
- Character features include fireplaces, florist designed fresh flower displays, white limestone flooring, original artworks and bespoke furniture.

## Porte cochere and parking

- Pull up or depart directly outside the principal lobby door with valet parking for residents at the Knightsbridge London.

## Security and concierge

- The resident's concierge desk in the lobby is operated 24hrs to attend any request and monitor security arrangements.

## Business Centre

- Business facilities for presentations or meetings, residents can reserve the 12 seat boardroom in the Knightsbridge business centre.

## Gardens

- An award winning private landscaped garden. The first in the area for 150 years echoes Feng Shui design elements.

## Kinesis Spa and Fitness suite

- The resident only Kinesis Spa is a complete, all-inclusive personal health and fitness facility within the Knightsbridge.
- With the latest entertainment and audio visual equipment the fitness suite features Artis Technogym cardiovascular and resistance equipment providing a wide range of exercise options for a total body workout. Qualified instructors are on-hand for personal training, coaching and instruction programmes by appointment.





# The Knightsbridge Apartments

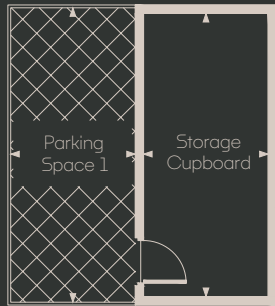
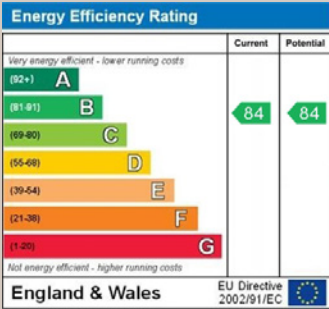
Approx. gross internal area 2977 Sq Ft. / 276.6 Sq M.  
Approx. gross internal area 3155 Sq Ft. / 293.1 Sq M.  
Inc. External Cupboards  
Approx. balcony area 273 Sq Ft. / 25.4 Sq M.  
Approx. parking area 280 Sq Ft. / 26 Sq M.  
Approx. total demised area 3708 Sq Ft. / 344.5 Sq M.

## Basement

Storage Cupboard 16'4 x 7'2 (5.0m x 2.2m)  
Parking Space 1 16'8 x 7'2 (5.1m x 2.2m)  
Parking Space 2 18'4 x 8'6 (5.6m x 2.6m)

## Second Floor

Reception Room 1 29'5 x 24'9 (9.0m x 7.5m)  
Media Room 19'4 x 10'6 (5.9m x 3.2m)  
Kitchen 14'8 x 8'10 (4.5m x 2.7m)  
Bedroom 1 22'0 x 14'7 (6.7m x 4.4m)  
Dressing Room 14'7 x 7'7 (4.4m x 2.3m)  
Bedroom 2 13'5 x 9'9 (4.1m x 3.0m)  
Bedroom 3 22'0 x 10'8 (6.7m x 3.3m)  
Bedroom 4 21'11 x 10'7 (6.7m x 3.2m)  
Utility Room 12'4 x 6'5 (3.8m x 2.0m)



BASEMENT



BASEMENT



SECOND FLOOR



# The Local Area

## Visit

- 1 Hyde Park
- 2 Marble Arch
- 3 Kensington Palace
- 4 Italian Gardens
- 5 Royal Albert Hall
- 6 Science Museum
- 7 Natural History Museum

## Food & Drink

- 8 Nusr-Et Steakhouse
- 9 Dinner by Heston Blumenthal
- 10 Nobu
- 11 Zuma
- 12 Pétrus by Gordon Ramsay
- 13 Marcus Belgravia

## Schools

- 14 Knightsbridge School
- 15 Garden House School
- 16 Francis Holland
- 17 Hill House School

## Hotels

- 18 Bulgari Hotel
- 19 The Mandarin Oriental Hotel
- 20 The Carlton Tower Jumeirah
- 21 The Berkeley Hotel
- 22 The Dorchester

## Shopping

- 23 Harvey Nichols
- 24 Harrods
- 25 Burberry
- 26 Chanel
- 27 Selfridges



# **SW** RESIDENTIAL LONDON

Price is on Application

**Viewings:**

All viewings will be accompanied and are by prior arrangement through SW Residential.

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