

82-83 Kingston House South

Ennismore Gardens, Knightsbridge SW7



mdesign has created a sophisticated and bespoke property in one of the most prestigious and exclusive areas of central London. Kingston House South benefits from 24 hour porterage, communal gardens and is situated in Ennismore Gardens - only yards from Hyde Park and the restaurants and shops of Knightsbridge. The property has spectacular 10th floor views across the London skyline over Harrods, the Royal Albert Hall, the London Eye and Crystal Palace.





Location

Kingston House South is located in Knightsbridge, ideally positioned between Hyde Park and Brompton Road.





Entrance Hall

Sumptuous and moody with an expanse of hand-cut black calf leather flooring, American black walnut woodwork, polished plaster and silk upholstered walls, the entrance features bespoke artwork and an integrated audio and lighting system.











Reception, library and cigar room
With views over the Royal Albert Hall and Hyde Park, the reception and library rooms are rich and elegant with wall units hand-crafted from rare macassar ebony, silk and wool carpet flooring, contemporary and designer furniture. The room features a hideaway motorized plasma screen and integrated technology and lighting throughout.





Eat-in Kitchen

Striking and modern with cohiba marble flooring, underfloor heating and corian worktops, the kitchen features Miele appliances, a Sub Zero fridge, a breakfast area and wall hung plasma.



Dining Room

Refined and rich with bespoke silk and wool carpet flooring, artwork, furniture and chandelier, the dining room features a balcony with views towards the London Eye and the skyline beyond.







Master Bedroom Suite

Sumptuous and bright, the master suite boasts a balcony with views over Harrods and the V&A. The room features a super-kingsize bed, hand-crafted furniture, fittings and a media wall with an integrated plasma. The ensuite bathroom features rare statuario marble with a stunning feature hand-cut Bisazza mosaic wall and an Aquavision television.





Bedroom 2

The second bedroom is spacious and luxurious, featuring a super-kingsize bed with an integrated pop-up plasma unit, leather upholstered wardrobes and seagrass clad walls. The ensuite bathroom features bespoke cut travertine navona marble and an Aquavision television.





Bedroom 3

The third bedroom is contemporary and neutral with features including a super-kingsize bed, alcantara and American black walnut wardrobes, wool carpet flooring and mirrored paneled walls. The ensuite features perlata olympia polished marble flooring, walls, bespoke basin and a large walk-in shower.









Materials and craftsmanship

mdesign uses the most exclusive materials sourced globally to create unique and sophisticated properties. Specialist finishes at 82-83 Kingston House South include macassar ebony, American black walnut, rare marbles, silk and wool carpet flooring, calf leather flooring and polished plaster walls.



Technology

mdesign properties are designed to make life as seamless and easy as possible. To this end, a significant amount of time and care has gone into creating and installing an integrated technology system throughout this stunning apartment. The audio-visual, lighting, CCTV and blind systems are easily accessed, controlled and programmed via the Crestron wall panels or wireless touchpads. At the touch of a button, any combination of lighting, music or video and blind setting can be achieved to set the scene for any given occasion.



Detailed Interior Design Specification

- HALLWAY**
 - Hand-cut, black calf leather flooring laid in a herringbone pattern
 - Polished plaster wall finish
 - Bespoke feature artwork
 - Bespoke American black walnut doors, architraves and skirtings (throughout)
 - Audio-visual and lighting system integrated with wall touchpanel
- KITCHEN**
 - Bespoke white oiled oak eat-in kitchen with central island unit and bespoke oak and stainless steel bar stools
 - White corian worktops
 - Large polished cohiba marble flooring slabs (underfloor heating)
 - Integrated appliances including: Miele dishwasher, Miele pyrolytic oven, Miele combination microwave oven, Miele steam oven, Miele wine cooler, Gaggenhau 4 ring gas hob + 2 ring ceramic hob, Sub Zero fridge with pull-out freezer, Miele coffee machine, Elica lit extractors, Franke stainless steel 1 and a half bowl sink, Perrin and Rowe tap
 - Wall hung Pioneer 42" plasma screen
 - Audio-visual and lighting system integrated with wall touchpanel
- RECEPTION & LIBRARY**
 - Bespoke wool and silk carpet flooring
 - Textured wall finish
 - Bespoke macassar ebony media wall unit incorporating motorised 50" Pioneer plasma screen hidden behind timber and leather panelling
 - Contemporary designer sofa and side chairs
 - Bespoke furniture – coffee table, console tables and radiator covers
 - Sliding doors to Library featuring bespoke seating, desk and bookcases
 - American black walnut doors, architraves and skirtings (throughout)
- Audio-visual, lighting, blind and sliding panels system integrated with keypads
- DINING ROOM**
 - Flooring in bespoke wool and silk carpet
 - Textured wall finish
 - Bespoke furniture and crystal chandelier including 8-seater dining table and tall dressers
 - American black walnut doors, architraves and skirtings (throughout)
 - Audio, lighting and sliding panel system integrated with wall keypad
- MASTER BEDROOM**
 - Flooring in bespoke carpet
 - Textured wall finish
 - Bespoke super-kingsize upholstered bed and headboard
 - Bespoke furniture – American black walnut wardrobes with maple internals, bedside tables and side tables, side chairs, chaise longue and radiator covers
 - 43" wall-hung Pioneer plasma screen
 - Audio-visual, lighting and blind system integrated with wall keypads
- MASTER ENSUITE BATHROOM**
 - 'Statuario' marble wall and floor slabs, hand cut to measure
 - Feature hand-cut Bisazza mosaic wall
 - Contemporary sanitaryware with wall hung low-flush WC, heated towel rail and contemporary style accessories
 - Aquavision television
 - Audio-visual and lighting system integrated with wall keypad
- BEDROOM 2**
 - Flooring in bespoke wool carpet
 - Seagrass wallpaper to all walls
 - Bespoke super-kingsize upholstered bed with feature headboard
- Upholstered pop-up plasma unit with 42" Pioneer plasma
- Leather upholstered wardrobe doors with leather handles and American black walnut internals
- Bespoke furniture including bedside tables, side chairs, side tables and chaise longue
- Audio-visual and lighting and blind system integrated with wall keypads
- ENSUITE 2**
 - Large travertine navona marble floor and wall slabs, hand cut to measure, with bespoke stone basin
 - Contemporary sanitaryware with low-flush WC, heated towel rail and contemporary style accessories
 - Aquavision television
 - Audio-visual, lighting and blind system integrated with wall keypad
- BEDROOM 3**
 - Flooring in bespoke wool carpet
 - Translucent wallpaper to all walls
 - Feature headboard wall with mirrored panels
 - Bespoke furniture including super-kingsize bed, bedside tables, pantalonniere chest and alcantara-clad wardrobes with American black walnut internals
 - Audio-visual, lighting and blind system integrated with wall keypads
- ENSUITE 3**
 - Perlata olympia polished marble floor and wall slabs with matching bespoke stone basin, all hand cut to measure
 - Large walk-in shower
 - Contemporary sanitaryware with wall hung low-flush WC, heated towel rail and contemporary style accessories
 - Audio and lighting system integrated with wall keypad
- LAUNDRY CUPBOARD**
 - Miele washing machine and tumble dryer
 - Stainless steel butlers sink
 - American black walnut storage cupboards
- LIGHTING**
 - Combination of low voltage downlighters, wall washers, recessed architectural lighting and decorative lighting designed uniquely by an international lighting consultant
- TECHNOLOGY**
 - The technology will be integrated throughout and include: lighting control with numerous sophisticated lighting scenes, control of blinds, curtain and sliding panels, CCTV, multi-room music, distributed video (including plasma), data/ voice network (including ADSL wireless LAN), RF Distribution System (TV/ FM/ SKY), wall touchpanels, keypads, PIR sensors and an overall wireless touchpanel control system. The main operating system which will control all functions will be CRESTRON (www.crestron.com). This is the most reliable operating system on the market and by cooperating with recognised lighting technology LUTRON and their top of the range 'HOMEWORKS' products allows us to provide the 'wow' factor, enabling control of any and all rooms in the property with the touch of a button
- TENURE**

999 years from 1985
- SERVICE CHARGE**

Approx £17,180 per annum
- GROUND RENT**

Peppercorn
- PRICE**

On application
- PARKING**

Street Permit (Westminster)

Floor Plans and Dimensions

GROSS INTERNAL AREA

2,664 sq ft
247.5 sq m

RECEPTION

6.77m x 5.14m
22'2" x 16'10"

STUDY

4.55m x 3.38m
14'11" x 11'1"

DINING ROOM

5.03m x 3.57m
16'6" x 11'8"

KITCHEN

5.79m x 4.87m
19'0" x 15'11"

MASTER BEDROOM

6.75m x 5.35m
22'1" x 17'6"

BEDROOM 2

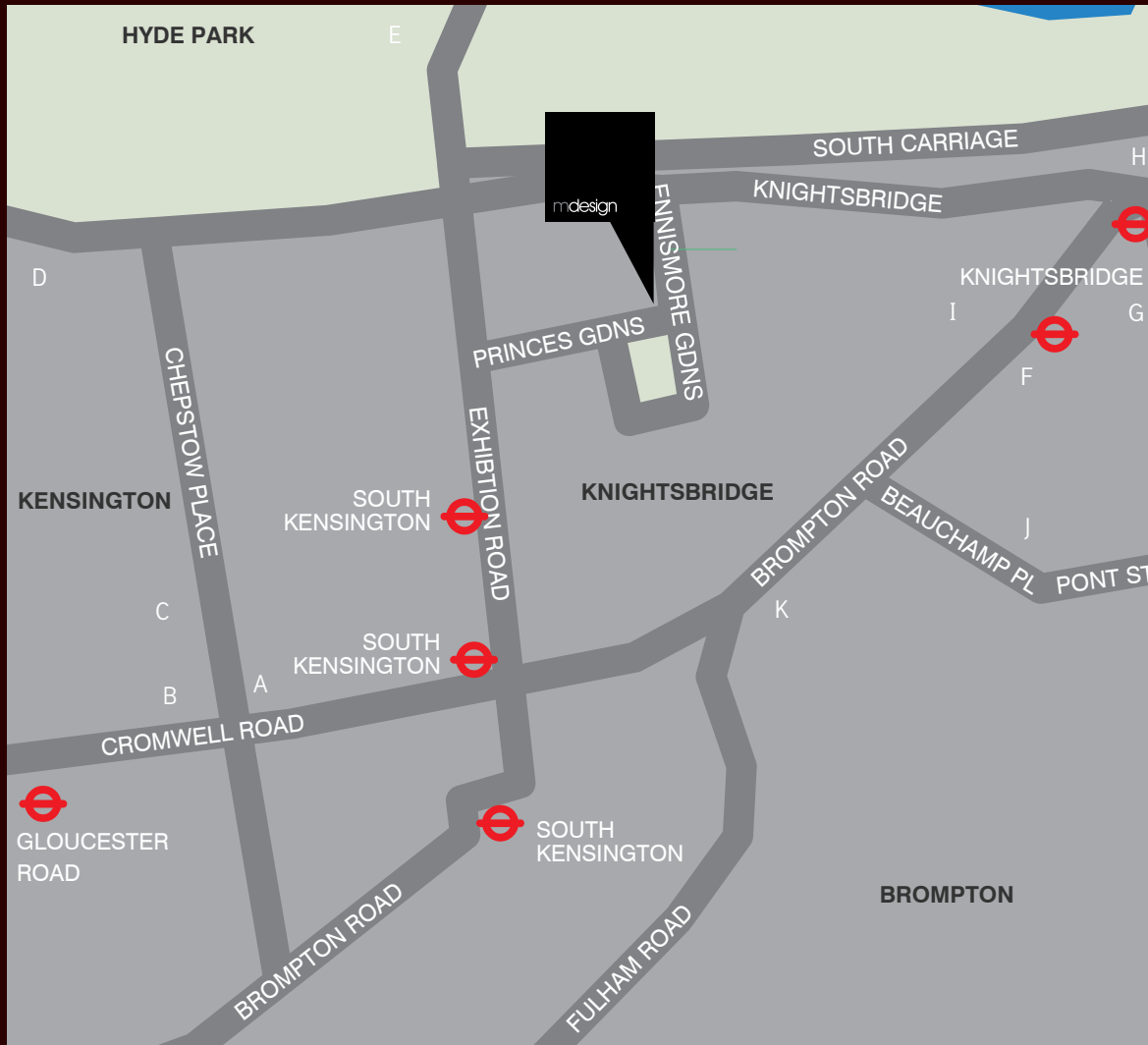
5.68m x 3.81m
18'7" x 12'6"

BEDROOM 3

4.15m x 3.56m
13'7" x 11'8"

10th FLOOR





Location

Kingston House South is ideally situated on Ennismore Gardens in Knightsbridge. On the doorstep of Hyde Park, the property benefits from 270 degree, 10th floor views across the London skyline – over Harrods, the Royal Albert Hall, the London Eye and Crystal Palace. The property is equidistant between Knightsbridge and South Kensington tube stations, and within walking distance of museums and galleries such as the V&A, the Serpentine Gallery, the boutique shops of Sloane Street and of course Harrods.

Landmarks & Local Facilities

- A V&A Museum
- B Natural History Museum
- C Science Museum
- D Royal Albert Hall
- E Serpentine Gallery
- F Harrods
- G Boutique shopping on Sloane Street
- H Mandarin Oriental Hotel
- I Zuma Restaurant
- J San Lorenzo Restaurant
- K Racine Restaurant



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