Pavilion Road
Chelsea/Knightsbridge



Strutt & Parker

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An immaculately presented and beautifully organised three-bedroom freehold mews house with a spectacular decked roof and integral garage in this highly desirable location

Description

This exceptional house extends to approximately 2,288 sq ft and was recently completely refurbished by the current owners. The accommodation is well planned, efficient and generous, with an excellent sense of flow throughout. The house is centred around a contemporary glass staircase set within a triple-height void, drawing in impressive natural light – a rare and highly desirable quality in a mews house.

There is a superb first-floor drawing room with French doors opening onto a Juliette balcony, a generous kitchen/dining room, three well-proportioned bedrooms and three bathrooms, two of which are en suite. A stunning, unusually large decked roof is approached by a proper staircase and provides a wonderful private outdoor space. The excellent lower-ground floor, measuring 30'3 x 8'11, offers flexible use and is currently arranged as an office, gym and laundry. The integral garage is particularly spacious, with an impressive ceiling height of over 3m, and measures 18'8 x 8'10.

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Location

Pavilion Road is one of the most sought-after addresses on the Chelsea/Knightsbridge border. It is located between Sloane Street, Pont Street and Cadogan Square, and is moments from Sloane Square and Harrods. The street is made up of former 19th-century stables, now converted into attractive mews houses, while the southern end is pedestrianised, creating a delightful destination address with cafés and artisan food shops. The closest underground stations are Sloane Square, 0.4 miles away, for the District and Circle lines, and Knightsbridge, 0.4 miles away, for the Piccadilly line.

Accommodation

- Entrance hall
- Kitchen/dining room
- 27'11 x 24'6 First floor drawing room
- Principal bedroom suite with shower room
- Bedroom 2
- Bedroom 3 with en suite shower room
- Family bathroom
- Closet room
- Gym/office/laundry room
- 25'4 x 23'2 Decked roof
- 18'8 x 8'10 Garage

Specification

- Bespoke hand-made kitchen
- Excellent natural light throughout
- Surround sound in drawing room
- Excellent storage throughout
- Air conditioning throughout
- Underfloor heating in the kitchen, hallway and all bathrooms
- Custom-made wide oak floors throughout
- Decked roof with lights and watering system
- Air cooling, heating and purification system in lower-ground floor
- Laundry area housing Samsung washing machine and separate dryer
- Lutron lighting, a high-quality security system and enterprise-speed internet throughout

Terms

Tenure: Freehold

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax: Band H

Parking: Own garage and residents' permit

Broadband: Installed at the property

EPC: Rating D

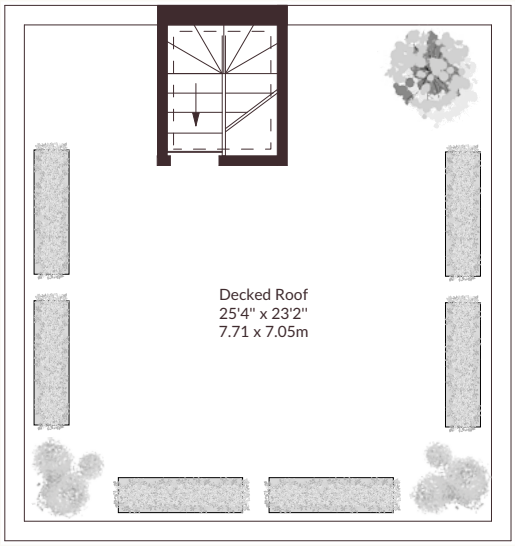
Asking Price: £4,250,000 to include all kitchen and utility equipment, all blinds and curtains

Pavilion Road

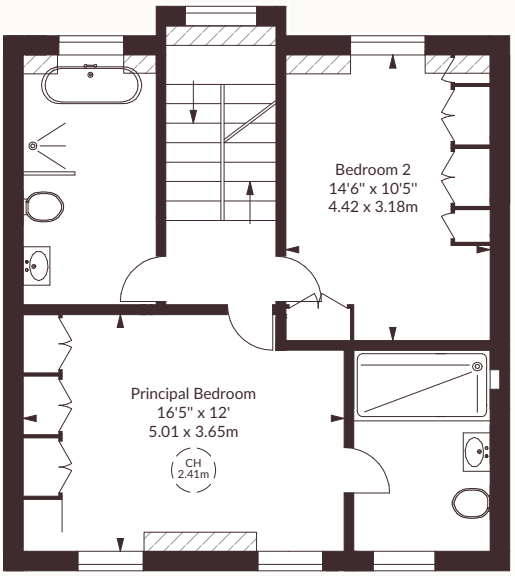
Approximate Gross Internal Area
2,288 sq ft / 212.61 sq m
including 3.07 sq m
of under 1.5m area

Approximate
Decked Roof Area
527 sq ft / 49 sq m

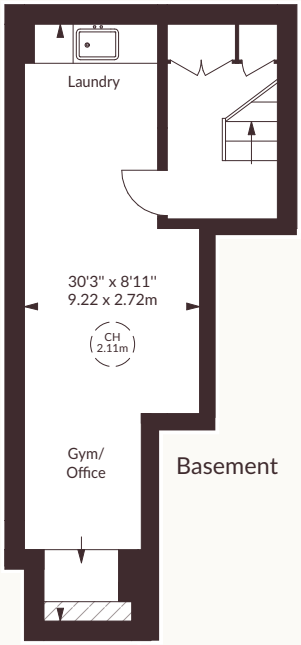
CH: Ceiling height
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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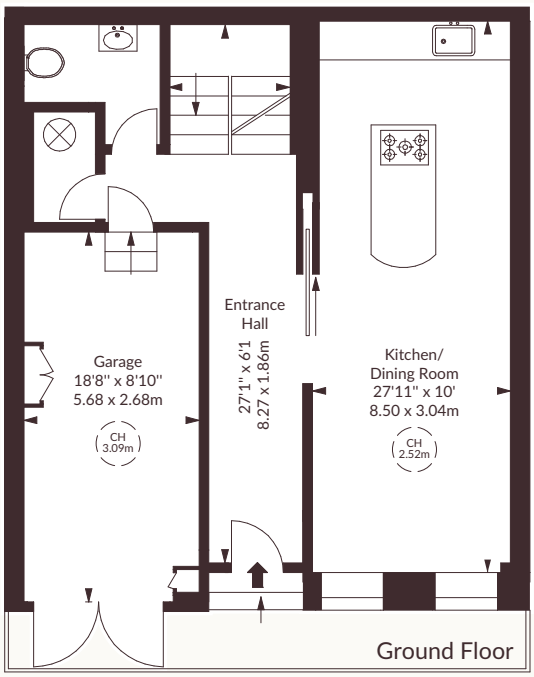
Third Floor



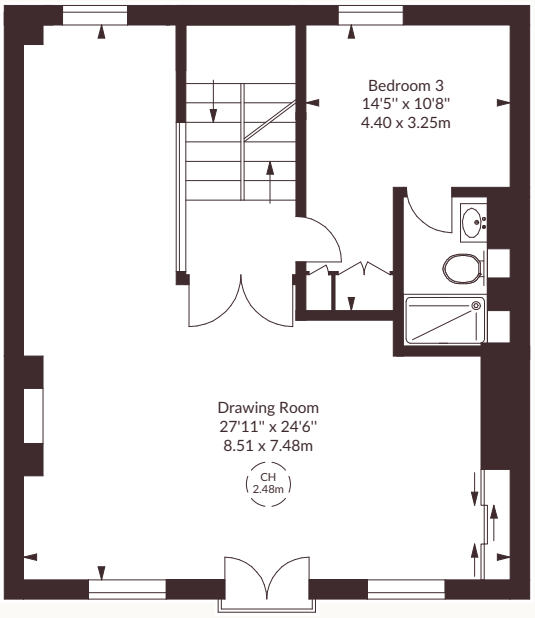
Second Floor



Basement



Ground Floor



First Floor

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