

LANCELOT PLACE

LONDON SW7



A NEWLY REFURBISHED AND SPACIOUS TWO BEDROOM APARTMENT SITUATED ON THE THIRD FLOOR IN ONE OF THE AREA'S MOST SOUGHT-AFTER RESIDENTIAL BUILDINGS.



This sensational apartment has been the subject of an extensive refurbishment programme and features a large open-plan double aspect reception room connected to a spacious dining room that is located just off the newly fitted kitchen. There are also two double bedrooms, the principal with a large en-suite and the second bedroom with the shower room located directly opposite.

10 Lancelot Place is an extremely well-managed, purpose-built residential building offering 24 hour concierge and security. Additional amenities include secure underground parking, a fully equipped gym, swimming pool and spa facilities, including a sauna and a steam room.

LOCATION

Set back from the Brompton Road, but located close to Harrods on one side and Hyde Park on the other, Lancelot Place occupies the ideal position for its residents. There is easy access to the many famous restaurants and shops in Knightsbridge, whilst also being a short distance from the green open spaces of Hyde Park.

KEY FEATURES

- Exclusive entrance to an impressive, elegant and spacious double height foyer.
- 24-Hour security and concierge services.
- A large resident's only swimming pool with spa, gym and changing facilities.
- Underground car parking with generous car parking bays. One underground space is being sold with the apartment.
- Four Large passenger lifts to all floors.

TERMS

Tenure: Leasehold (approximately 983 years unexpired, expiring 1st January 3005)

Price: on application

Local Authority: City of Westminster







SPECIFICATION

- A beautifully designed spacious two bedroom, two-bathroom apartment located in one of London's premier residential buildings.
- Designed by award-winning interior designer, Mdesign London.

Hallway

- Honed Oman White marble stone entrance hallway with inset antique brass trim detailing.
- Bespoke veneered wall panelling with integrated lighting, metal effects corner display unit and coat cupboards.
- Integrated Lutron lighting, entry system and alarm system.
- Large Ebonised oak panelled interior doors with bronze ironmongery from the hallway to all rooms.

Kitchen

- Bespoke fitted kitchen with the latest integrated Miele and Bosch appliances.
- Quooker boiling water tap.
- Integrated utility with Bosh washing machine and tumble drier.

Dining Room

- A large dining area.

- An eight-person bespoke dining table in oak with antique brass detailing set under an exquisite bespoke smoked glass and antique brass tiered chandelier.
- Views overlooking the beautifully manicured garden courtyard of the Knightsbridge Apartments.

Reception Room

- A generous reception room with timber slated screening to zone the spaces.
- Beautifully crafted and exquisitely detailed bespoke fitted cabinetry in a mixture of veneer & specialist finishes with integrated TV and lighting.
- Bespoke furniture that has been layered with a lavish mixture of finishes, fabrics and accessories.
- Bespoke chandeliers and light fittings.
- Exquisite rich smoked oak floor with bronze trim detailing layered with sumptuous rugs with leather trim detailing.
- Textured wallpaper and luxurious curtains and sheers.
- Specially commissioned artwork.

Master Suite

- A beautifully designed master bedroom suite with fitted headboard and wardrobes with intricate veneer, metal and fabric detailing.
- Deep pile art silk carpet with timber border and metal trims.

- Bespoke chest of drawers/ vanity unit in two tone veneers with inset leather.
- Textured wallpaper to all walls and sumptuous black out curtains and sheers.
- Fully tiled ensuite bathroom with both a spacious shower and bath as well as a bespoke vanity unit and generous storage cupboards.
- Contemporary sanitaryware including Toto toilet and heated towel rails.

Bedroom 2

- A spacious second bedroom with two runs of fitted wardrobes.
- Deep pile art silk carpet.
- Beautifully furnished with freestanding furniture and commissioned artwork.
- Textured wallpaper and sumptuous black out curtains and sheers.

Bathroom 2

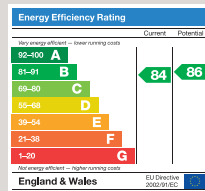
- Fully tiled bathroom.
- Oversized shower cubicle.
- Feature timber panelled wall.
- Contemporary sanitaryware including Toto toilet.

APARTMENT AMENITIES

- Underfloor heating and air conditioning throughout
- Lutron lighting
- Entryphone system
- Intruder alarm and panic buttons
- Sky TV & internet
- Prewire for electric window treatment

BUILDING AMENITIES

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APPROXIMATE GROSS INTERNAL AREA
1,970 sq ft
183.17 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing: Strictly by appointment with MDesign London. Important notice: Mdesign London, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mdesign London have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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