



Hyde Park Hotel

ST. GEORGE'S HOSPITAL

ST. GEORGE

CHELSEA

TOWN WARD

KNIGHTSBRIDGE



THE PROPERTY

THE PROPERTY CONSISTS OF TWO FLATS TOTALLING SOME 5,204 SQ.FT.

FLAT 7, A SPACIOUS LATERAL APARTMENT, HAS BEEN RESTORED WITH FLAIR AND IMAGINATION, COMPLEMENTING ITS MANY DISTINCTIVE PERIOD FEATURES WHILST OFFERING A PLETHORA OF MODERN AMENITIES. OCCUPYING THE ENTIRE FIRST FLOOR AND INCLUDING A TWO STOREY EXTENSION OVER NO. 2 LOWNDES PLACE, IT OFFERS STATELY RECEPTION ROOMS WITH HIGH CEILINGS IDEAL FOR ENTERTAINING ON THE GRAND SCALE.

THERE IS ALSO A SPACIOUS STAFF/GUEST FLAT COMPRISING KITCHEN, SITTING ROOM, MASTER BEDROOM, BATHROOM, BEDROOM 2, SHOWER ROOM WHICH HAS BEEN MODERNISED.

HISTORICAL PERSPECTIVE

SITUATED IN THE BELGRAVIA CONSERVATION AREA, CHESHAM PLACE HAS BEEN HOME TO PRIME MINISTERS, AMBASSADORS, STATESMAN AND ARISTOCRATS FOR THE LAST CENTURY AND A HALF. FORMING PART OF THE CHESHAM PLACE ESTATE, NUMBER 37 WAS ORIGINALLY HOME TO LORD JOHN RUSSELL TWICE BRITISH PRIME MINISTER IN 1841-57 AND 1859-70.

EXTERNALLY THESE GRADE II LISTED BUILDINGS, ORIGINALLY BUILT BY THOMAS CUBITT IN THE LATE 1840S, ARE OF GREAT ARCHITECTURAL DISTINCTION AND NOW RATE AMONGST THE MOST SOUGHT AFTER RESIDENTIAL UNITS IN CENTRAL LONDON.

LOCATION

IDEALLY SITUATED BETWEEN THE GARDEN SQUARES OF CADOGAN PLACE AND BELGRAVE SQUARE, IN THE HEART OF BELGRAVIA, CHESHAM PLACE IS ONE OF LONDON'S MOST PRESTIGIOUS ADDRESSES.

IT IS IDEALLY LOCATED FOR THE SHOPPING FACILITIES OF KNIGHTSBRIDGE AND SLOANE STREET AND THEIR MYRIAD RESTAURANTS, LOCAL CAFES AND BOUTIQUES. CHARMING MOTCOMB STREET PROVIDES LOCAL SHOPPING.





ACCOMMODATION

FLAT 7

FIRST FLOOR

THIS EXCEPTIONAL LATERAL FIRST FLOOR APARTMENT BENEFITS FROM SECONDARY STAIRCASE ACCESS:

- RECEPTION HALL WITH DOUBLE DOORS LEADING TO BALCONY
- DRAWING ROOM WITH DOUBLE DOORS OPENING ONTO BALCONY AND ORNAMENTAL BALCONY
- SITTING ROOM WITH DOUBLE DOORS OPENING ONTO ORNAMENTAL BALCONY
- DINING ROOM
- MEDIA/CINEMA ROOM WITH 10" RETRACTABLE SCREEN WITH EN SUITE DRESSING ROOM
- FULLY FITTED BULTHAUP KITCHEN/BREAKFAST ROOM WITH GAGGENAU AND SUB-ZERO APPLIANCES
- SEPARATE UTILITY CUPBOARD
- GUEST CLOAKROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM AND EN SUITE SHOWER ROOM AND THREE EN SUITE DRESSING ROOMS

MEZZANINE FLOOR

- GALLERY
- GUEST BEDROOM WITH BATHROOM EN SUITE
- BEDROOM 3 WITH SHOWER ROOM EN SUITE

FLAT 2

THIS ANCILLARY FLAT PROVIDES WONDERFUL ACCOMMODATION FOR EITHER GUESTS OR STAFF AND BENEFITS FROM SECONDARY SEPARATE STREET ACCESS AND LIFT ACCESS.

- WITH INDEPENDENT SECONDARY STAIRCASE ACCESS
- SITTING ROOM
- MASTER BEDROOM
- BATHROOM
- BEDROOM 2
- SHOWER ROOM
- FULLY FITTED BULTHAUP KITCHEN

AMENITIES AND SPECIFICATION

- PASSENGER LIFT
- 2 BALCONIES
- 2 ORNAMENTAL BALCONIES
- AIR CONDITIONING TO MEDIA/CINEMA ROOM, ALL BEDROOM AREAS & KITCHEN/BREAKFAST ROOM
- WATER AND ELECTRICAL UNDERFLOOR HEATING SYSTEM
- LUTRON LIGHTING SYSTEM
- CRESTRON CONTROL THROUGHOUT FOR PRINCIPAL AMENITIES, INCLUDING CLIMATE CONTROL, LIGHTING, AUDIO/VISUAL, BLINDS AND SECURITY
- CINEMA ROOM WITH 10" RETRACTABLE SCREEN INCLUDING STATE-OF-THE-ART AUDIO/VISUAL PLAYBACK AND 50" PLASMA TV
- SKY TV WITH READY-WIRING FOR 2ND SATELLITE FEED
- PANASONIC PABX TELEPHONY AND INTERCOM SYSTEM WITH DIRECT CONNECTIONS TO FLAT 2
- INTERNET WIRELESS THROUGHOUT
- BULTHAUP KITCHEN WITH GAGGENAU AND SUB-ZERO EQUIPMENT
- DUMB WAITER BETWEEN PRINCIPAL FLAT AND BASEMENT AREA

SECURITY

- BANHAM SECURITY SYSTEM, INCLUDING WINDOW SENSORS, LOCKS AND RED CARE AND PASSIVE INFRARED THROUGHOUT
- 24-HOUR ESTATE SECURITY SYSTEMS, INCLUDING CAMERAS, PERSONNEL AND CONTROL ROOM
- IN-HOUSE PORTERS FROM 7AM – 11PM AND THEREAFTER IN HOUSE CCTV
- FIRE DETECTOR AND SUPPRESSION SYSTEM THROUGHOUT, WITH DIRECT CONNECTION TO PORTER'S DESK AND ESTATE CONTROL ROOM







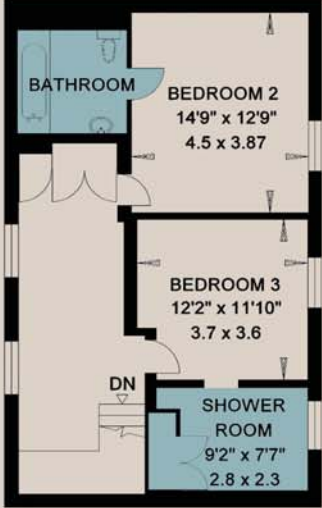
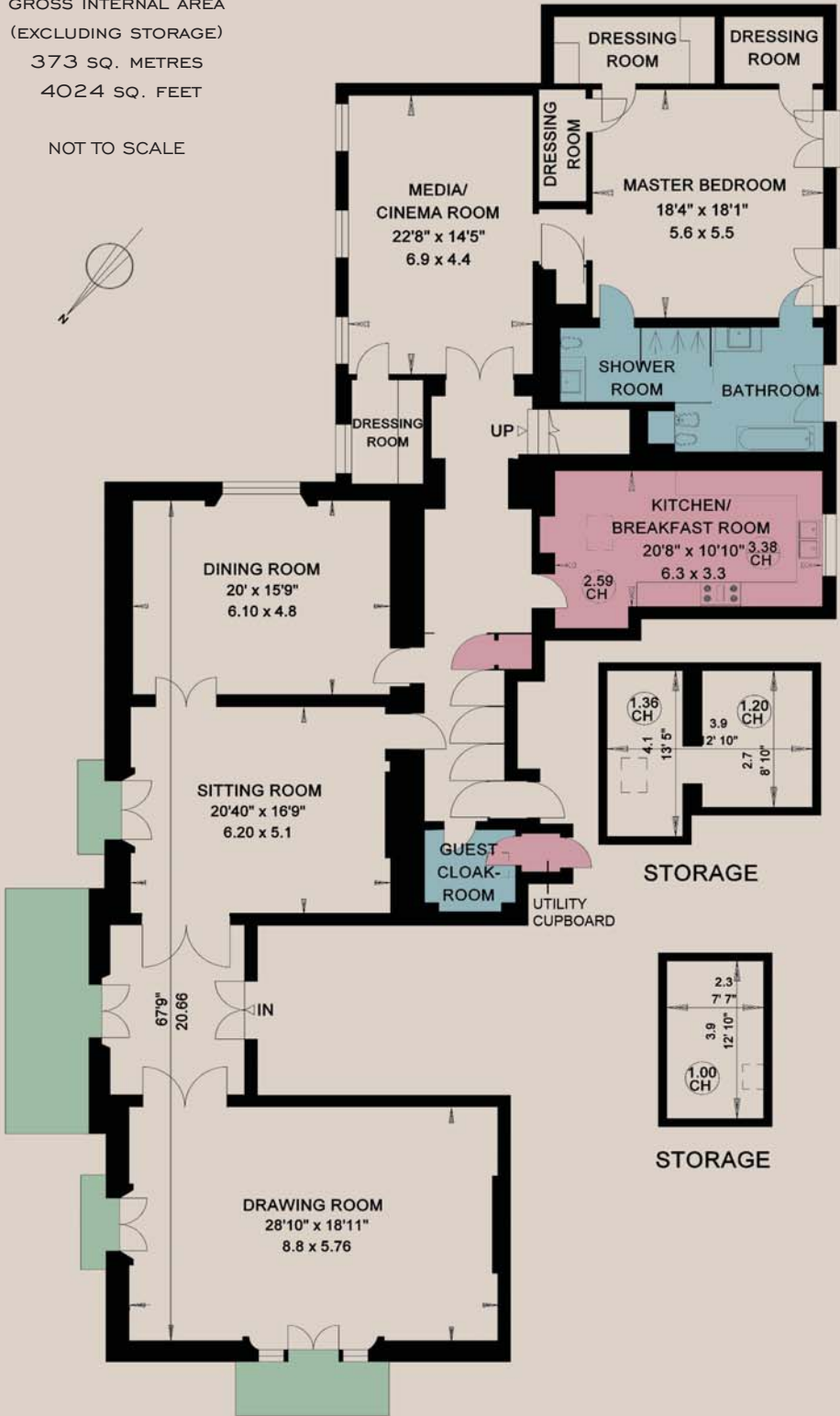




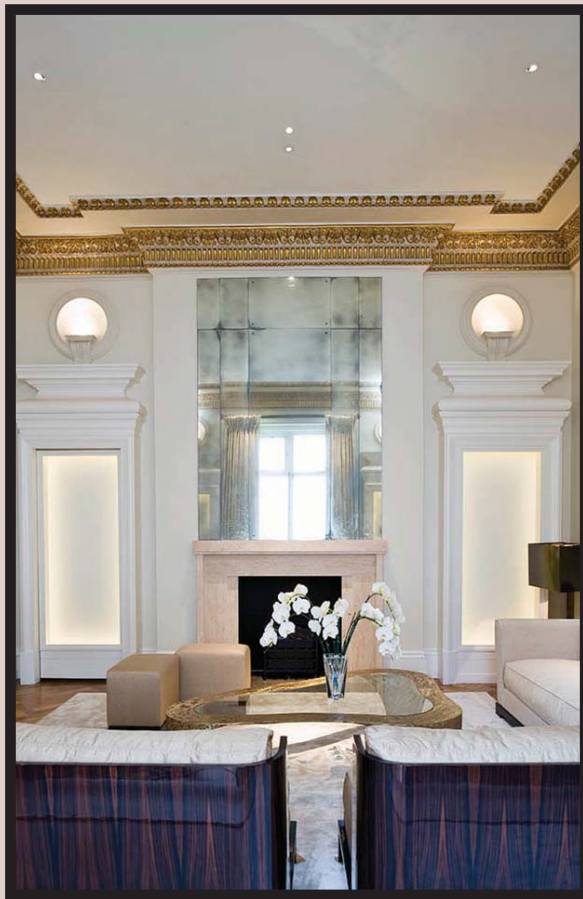
FLAT 7
CHESHAM PLACE, LONDON SW 1

GROSS INTERNAL AREA
(EXCLUDING STORAGE)
373 SQ. METRES
4024 SQ. FEET

NOT TO SCALE



MEZZANINE

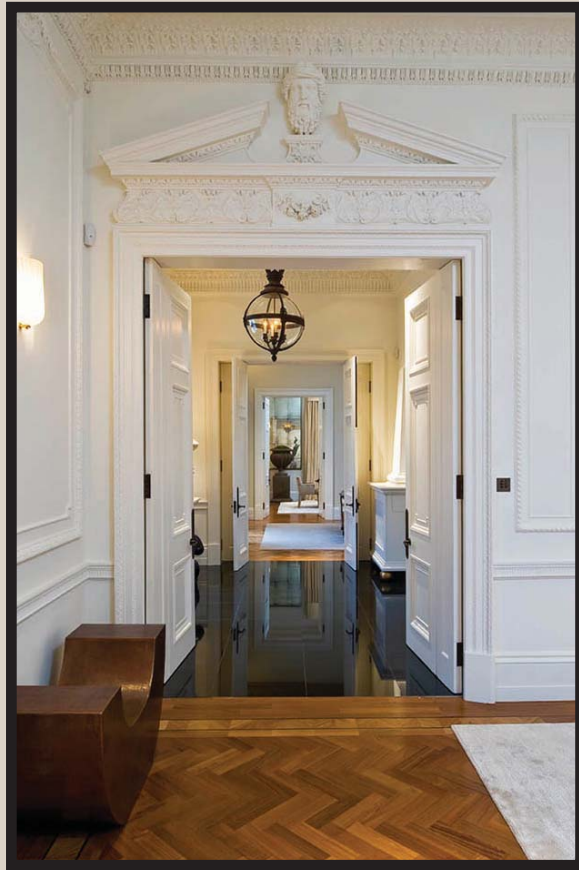


FLAT 2
CHESHAM PLACE, LONDON SW 1

GROSS INTERNAL AREA
109 SQ. METRES
1180 SQ. FEET
NOT TO SCALE



LOWER GROUND FLOOR



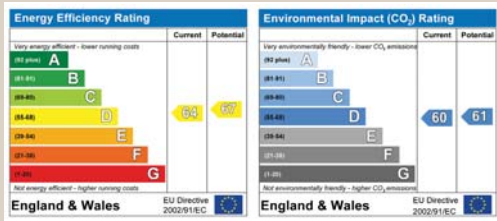
TERMS

PRICE: ON APPLICATION

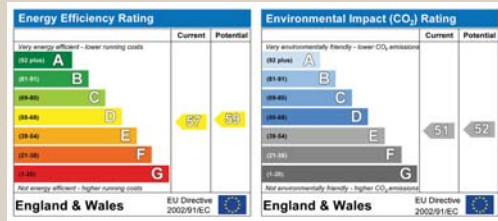
TENURE: 999 YEARS FROM 01/01/1995 PLUS SHARE OF FREEHOLD

GROUND RENT: PEPPERCORN

SERVICE CHARGE: TBA



FLAT 7



FLAT 2

**BEAUCHAMP
ESTATES**

020 7499 7722
www.beauchamp.com

BY APPOINTMENT WITH
JOINT SOLE SELLING AGENTS



Important Notice

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact, neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.

