

25 CHESHAM PLACE
LONDON SW1



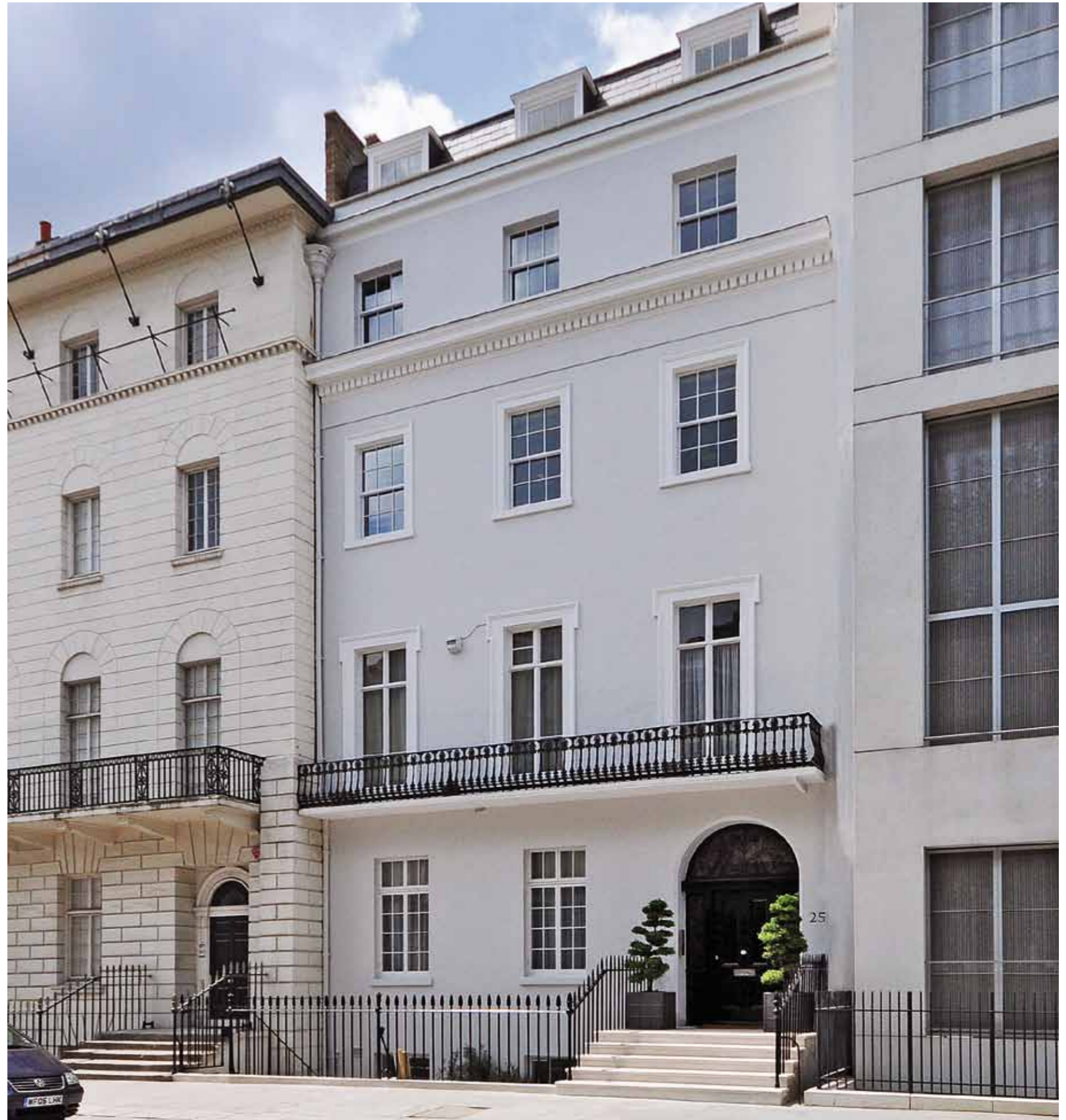


25 CHESHAM PLACE

Refurbished to exacting standards, this stunning four bedroom Penthouse apartment offers a perfect blend of contemporary styling with a magnificent period facade. The apartment is arranged over the top three floors with direct lift access, providing first class security. The entire property features the highest quality materials and state of the art home entertainment and lighting systems. Situated in a prime Belgravia location, the property has open views to the front and rear, giving a rare sense of privacy. The property overlooks the gardens of Chesham Place and has far reaching westerly views towards Cadogan Place. 25 Chesham Place is ideally positioned for a comprehensive range of world class shops and restaurants in Belgravia and Knightsbridge.

The primary reception room is situated on the top floor offering a spacious loft apartment feel, with a large retractable glass roof panel giving exceptional light. A double height atrium with bespoke polished plaster staircase separates the reception room from an immaculate Boffi Kitchen, which gives access to a west facing terrace. A beautiful second reception room acts as a family room/media room. The second floor master bedroom suite offers over 750 sq ft of luxuriously appointed space and the property offers three further bedrooms all with en suite facilities. A separate apartment on the lower ground floor features a wine cellar for the principal apartment and guest or staff accommodation.

The building has been comprehensively restored through 2010, including a new lift and refurbishment of external and internal common parts.







ACCOMMODATION

RECEPTION ROOM/ DINING ROOM

KITCHEN/ BREAKFAST ROOM

FAMILY/ MEDIA ROOM

MASTER BEDROOM/ DRESSING ROOM

WITH EN SUITE BATHROOM

THREE FURTHER BEDROOMS WITH

EN SUITE FACILITIES

GUEST CLOAKROOM

LIFT

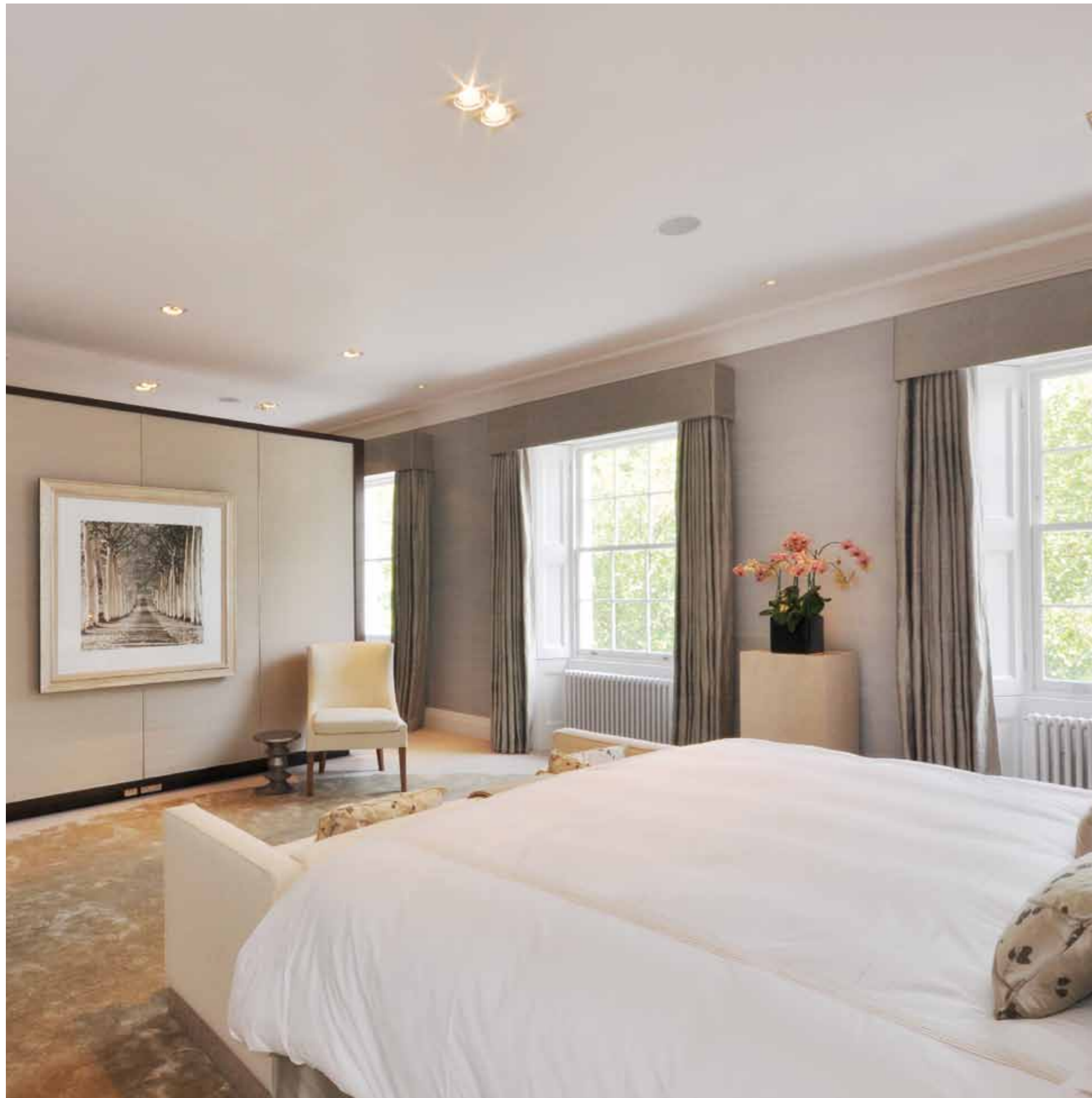
TERRACE

FULLY AIR CONDITIONED UPPER TRIPLEX

SELF CONTAINED ONE BEDROOM

GUEST/STAFF APARTMENT





APPROX GROSS INTERNAL AREAS
 UPPER TRIPLEX APARTMENT | 3674 SQ FT (340.5 SQ M)
 LOWER GROUND FLOOR APARTMENT | 807 SQ FT (75 SQ M)
 TOTAL = 4481 SQ FT (415.5 SQ M)
 DEMISED VAULT 86 SQ FT (8 SQ M)

TENURE | 999 YEAR LEASE PLUS SHARE OF FREEHOLD
 GROUND RENT | PEPPERCORN
 SERVICE CHARGES | £16,830 PER ANNUM - BUDGETED FOR YEAR ENDING JUNE 2011



FOURTH FLOOR (1,080 SQ FT / 100 SQ M)



THIRD FLOOR (1,302 SQ FT / 120.5 SQ M)



SECOND FLOOR (1,292 SQ FT / 120 SQ M)



LOWER GROUND FLOOR (807 SQ FT / 75 SQ M)

A DEVELOPMENT BY
London Capital Corp Ltd

PRICE ON APPLICATION



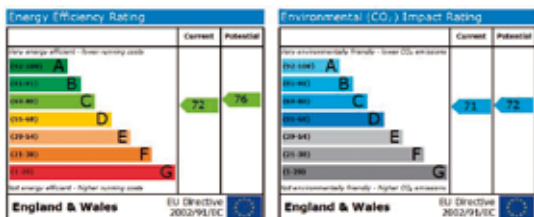
020 7584 2044
 168 Brompton Road London SW3 1HW
www.hamptons.co.uk



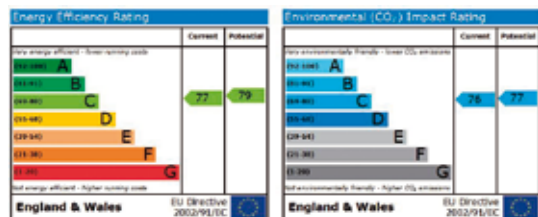
Belgravia
 020 7881 7722
KnightFrank.co.uk



UPPER TRIPLEX APARTMENT



LOWER GROUND FLOOR APARTMENT



FOR CLARIFICATION, WE WISH TO INFORM PROSPECTIVE PURCHASERS THAT WE HAVE PREPARED THESE SALE PARTICULARS AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY, NOR TESTED THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS. ROOM SIZES ARE APPROXIMATE AND ROUNDED: THEY ARE TAKEN BETWEEN INTERNAL WALL SURFACES AND THEREFORE INCLUDE CUPBOARDS/SHELVES ETC. ACCORDINGLY, THEY SHOULD NOT BE RELIED UPON FOR CARPETS AND FURNISHINGS. FORMAL NOTICE IS ALSO GIVEN THAT ALL FIXTURES AND FITTINGS, CARPETING, CURTAINS/BLINDS, AND KITCHEN EQUIPMENT, WHETHER FITTED OR NOT, ARE DEEMED REMOVABLE BY THE VENDOR UNLESS SPECIFICALLY ITEMISED WITHIN THESE PARTICULARS. 253930