



PARK LODGE
KNIGHTSBRIDGE

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ONE ENNISMORE STREET
KNIGHTSBRIDGE SW7

This unique, low-built, freehold house has an exceptional lateral footprint set behind a 47 foot wide façade and enjoying south facing views over the gardens to the rear of Brompton Square.

Beautifully detailed, the house combines a fusion of laid-back modernity with the warmth of natural materials. The accommodation offers the flexibility to provide either 4 or 5 bedroom suites, a study, media room, swimming pool, a stunning bespoke wine cellar and private garaging.

The house has been designed to create an atmosphere of relaxation and intimacy, while clever architectural design and thoughtful space planning manage to evoke a sense of wonderment and harmony.

Completely rebuilt, the property offers the discerning purchaser a rare opportunity to acquire timeless elegance, complete discretion and privacy of location together with the very latest in modern design, security and technological performance.

Located in the heart of Knightsbridge Village, close to the Brompton Oratory gardens and Hyde Park, Park Lodge is a hidden jewel.























SPECIAL FEATURES

Bespoke stainless steel central **staircase**, clad in travertine, forms a focus to the house and has a backdrop of a 9m high backlit white onyx feature wall.

Polished plaster & silk **wall** coverings, with felt panels and skirting shadow beads.

Flooring is a combination of fine Italian travertine flooring and 100% wool fitted carpets.

Door openings are set in deep timber lined openings with Indian Laurel veneered full-height, double and sliding doors and joinery.

Laurel veneered **wardrobes** with carved inset timber pull handles have cedar or oak lined interiors or mirror lined shoe or handbag racks.

Special electronic privacy **glass** is used in the master bathroom and study/garage to control views into key spaces. Argon filled insulated glass has been used throughout with special fire-rated glass to the stair lightwell. All glazing comprises low-iron content to ensure crystal clear views.

A **bespoke kitchen** by 202 Designs is finished in a high gloss lacquer or Indian Laurel veneer with white corian seamless worktops, island unit and splashback. Appliances comprise Gaggenau fridge/freezer with integrated ice-maker, Gaggenau ovens and warming drawers, Gaggenau vario gas hob, 2 Miele dishwashers and sinks supplied with boiling water or cold. All finishes are in brushed steel.

The **laundry room** comprises sink unit and Miele washing machine and separate dryer.

The **guest cloakroom** features a carved white onyx basin set on an onyx vanity unit, all walls in silk wallpaper with backlit feature mirror.

The central focus to the **reception room** is a white polished plaster feature wall above a cantilevered 3.6m long fireplace holding the 1.5m wide ribbon flame fire with a Santos Rosewood surround over a white onyx hearth and ribbed basaltina splashback.

A sliding **Art Wall** made up of a 2.5m sliding polished plaster wall with a dark Indian Laurel frame conceals the master bedroom suite.

The **master bedroom bathroom suite** is finished with Namibian white marble to walls and floors with a white glass splashback, white corian architraves, bath top, shower deck and a dramatic oval floating polished stainless steel / cedar lined mirror. Additionally there are glass micro-tiles, sandblasted glass screens and an electronic privacy glass panel in shower. Dornbracht taps and sanitary fittings, Hans Grohe shower and concealed Geberit cisterns.

Secondary **bathrooms** are fitted with travertine floors, bath and vanity tops, Indian Laurel veneered wall cabinets, crackle glazed ceramic tiles, sandblasted glass screens and laylights.

The feature **wine cellar**, behind a full environmental door with Winemaster cooler unit, comprises Perspex honeycombed shelving in a clear and sandblasted finish with concealed steel pins, backlit by a full height LED lighting panel and flanked by Indian Laurel slatted crate store.

The dramatic **media room** has dark timber wall frames with inset dark blue felt panelling, concealed speakers, Indian Laurel low-level storage unit, white corian mini-bar lined with colour glass, Ruckstuhl rug with a comfortable bespoke half-moon sofa.

A black Labrador limestone floor and walls set the scene for the 11.5m **Swimming Pool & Spa area**, additionally comprising dark grey polished plaster ceilings with inset stretched fabric lights and hidden speakers, glass mosaic pool tiles, white onyx cantilevered bench and wall niche, polished stainless steel water spout and drench shower. A unique sand blasted perspex armrest ring with integral strip light surrounds the 6 person hot-spa, beside an Aqua panel inset TV. A steam room with seating for 6 people completes the unique facilities.

The **garage** is dressed with an Altro studded rubber floor with an Italian remote control operated Silvelox garage door.

ADDITIONAL TECHNICAL SPECIFICATIONS

Home Control

iPad & Touchpanel based Crestron system.

Integrated with AV, Lighting, Motorised Blinds, Smart Glass, Door Entry & Under Floor Heating.

Multi-Room Audio Visual

HD Video Distribution.

iTunes Music Server with access to Spotify & Napster.

Multi-Room Audio with Stealth Acoustics / Bowers & Wilkins loudspeakers.

Full HD Samsung Smart TV's with Agath Waterproof TV in swimming pool area.

Media Room

65" Full HD 3D Samsung smart TV.

Bowers & Wilkins In-Wall & In-Ceiling Surround Sound.

Dedicated iPad Mini for control.

Lighting Control

Whole home Crestron Lighting control.

Data & Telephony

ZyXel & Cisco Enterprise grade data network with Wi-Fi throughout.

Data & Phone sockets throughout for hardwired connectivity.

Door Entry

BPT Entry system with dedicated monitors & integrated with Crestron touch-panels.

SECURITY AND INTRUDER ALARM

Banham 2D intruder alarm system with Alarm Receiving Centre connection.

Banham CCTV surveillance system with on site recording, remote internet access and email alerts.

Toughened ground floor door and window glazing.

SERVICES

New plumbing throughout including:

Heating and hot water supplied by a 98% efficient condensing gas boiler.

Cold water storage tank and booster pump to provide high pressure, high flow-rate hot and cold water. Electric trace heating to the hot water services to ensure hot water at all outlets instantaneously.

Highly efficient under-floor heating throughout with individual room controls and integration into the Crestron home automation system.

Electric under-floor heating to all bathrooms to enable warm tiles all year round.

Comfort Cooling to the media room and master bedroom via a Daikin heat pump.

Mechanical Heat Recovery Ventilation to the lower levels to provide fresh warm air.

Environment controlled wine cellar.

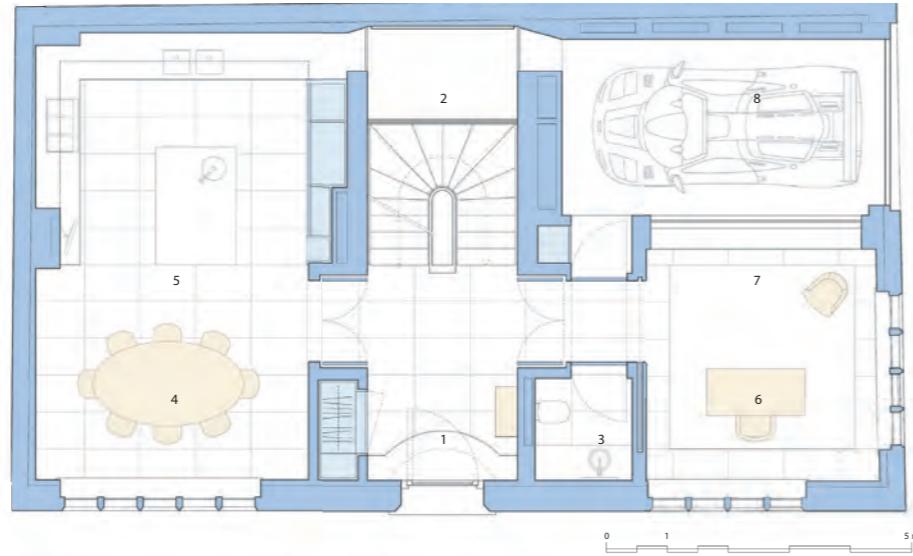
WARRANTIES

A number of warranties are offered on the various different elements of the building and its plant and equipment.

In addition, a 3 year service contract is included within the sales price. This includes all the required servicing of the plant and pool equipment to ensure that all the various systems are correctly maintained in line with the manufacturers warranties.

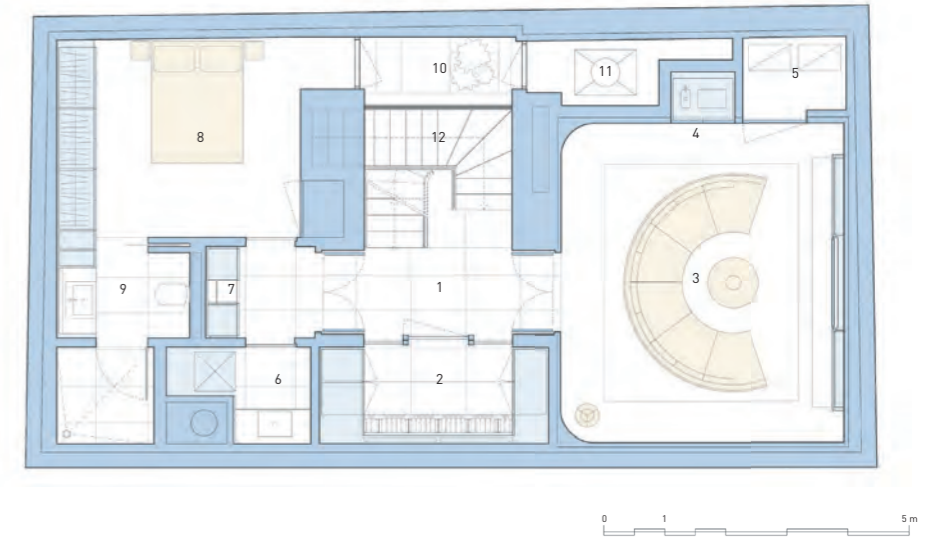
Ground Floor

1. Entrance Hall
2. Lightwell Feature
3. Cloakroom / Bathroom 5
4. Dining Room
5. Kitchen / Breakfast
6. Study / Dining / Bedroom 5
7. Electric Glass
8. Garage



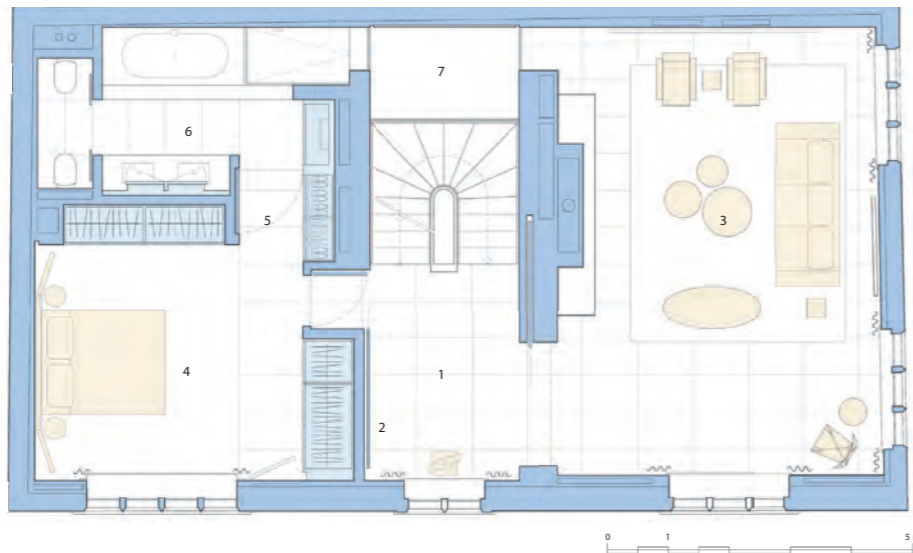
Lower Ground Floor

1. Landing
2. Wine Cellar
3. Media Room
4. Bar
5. AV Equipment
6. Laundry
7. Linen
8. Bedroom 4 / Gym
9. Bathroom 4
10. Lightwell Feature
11. Air Conditioning Plant
12. Stair to Swimming Pool



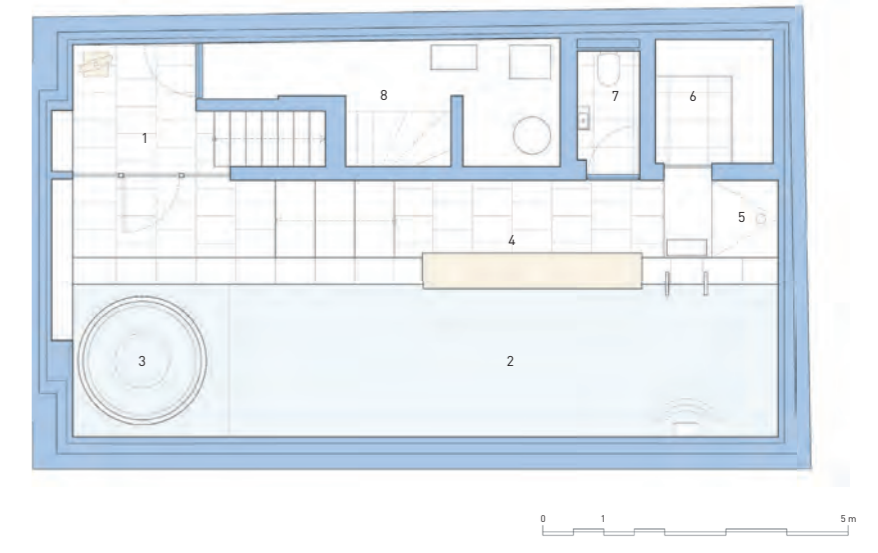
First Floor

1. Landing
2. Sliding Art Panel
3. Reception
4. Bedroom 1
5. Dressing
6. Bathroom 1
7. Lightwell Feature



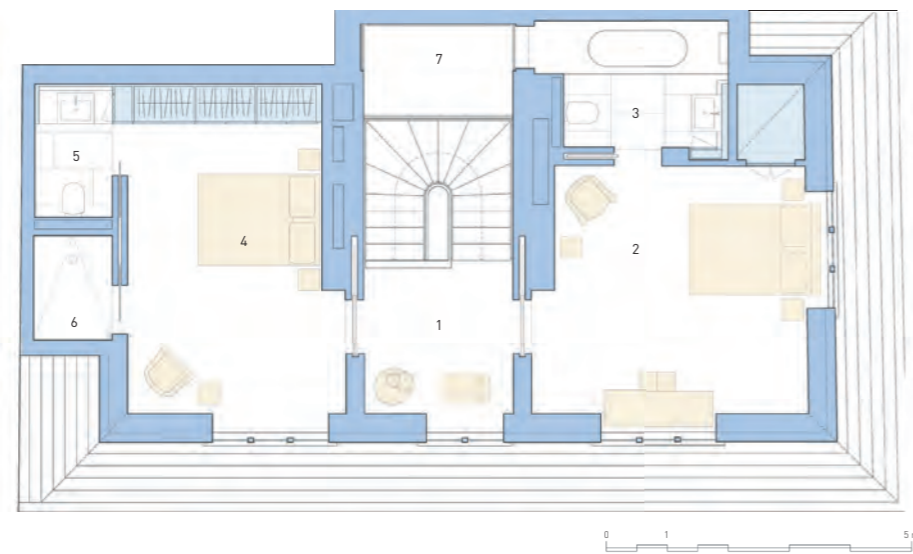
Basement

1. Landing
2. Swimming Pool
3. Spa
4. Pool Seating
5. Shower
6. Steam Room
7. WC
8. Plant Room



Second Floor

1. Landing
2. Bedroom 2
3. Bathroom 2
4. Bedroom 3
5. Bathroom 3
6. Shower
7. Lightwell Feature

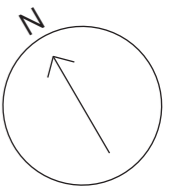


Approx. Gross Internal Area (GIA)
4,704 Ft² - 437.00 M²
(including mezzanine plant)

Illustration For Identification Purposes Only. Not to Scale
Floor Plan Produced From Supplied Drawings.
Dimensions & GIA Figure Supplied.

Terms

Tenure - Freehold
EPC rating: C
Local Authority: City of Westminster
Price on Application



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