



PAVILION ROAD

LONDON, SW1X



Superb four bedroom modern mews house in this highly sought after Knightsbridge location.

The house is finished in a contemporary style throughout and features a large reception room with open plan kitchen and direct access to a roof terrace. There is a study off the reception room and a guest cloakroom.

The principal bedroom occupies it's own floor and includes a dressing room an ensuite shower room and a range of fitted wardrobes.

On the ground floor, there are two further bedrooms each benefit from en suite shower room and access to a courtyard patio. A fourth bedroom offers flexible use either as a guest bedroom or for use as a home office or gym.





The lower ground area features a large media room with home cinema screen and bar. Utility room, a temperature controlled wine store and a (fourth) shower room.

The property further benefits from air conditioning in the principal rooms, under floor heating and Lutron lighting system.





Well positioned for all the amenities of Sloane Square and Knightsbridge and a short walk from all the cafes and grocers shops at the south end of Pavilion Road.

Furnished / Unfurnished/ Semi furnished.

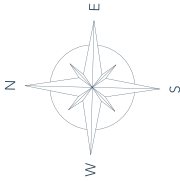
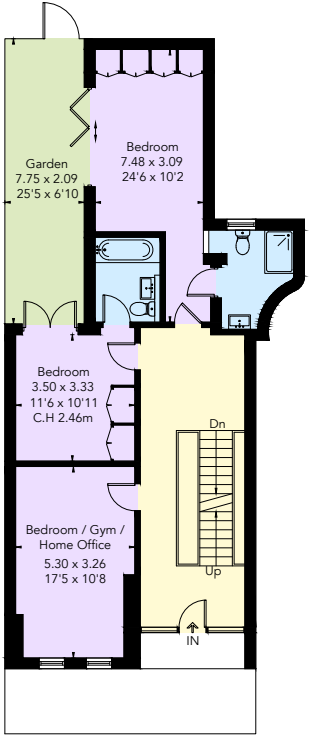
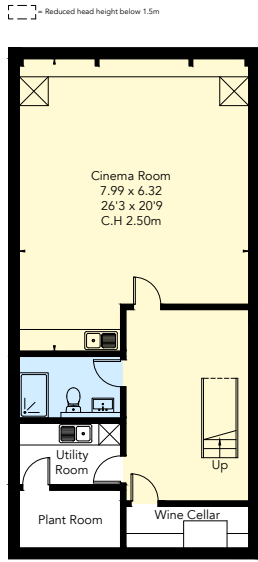
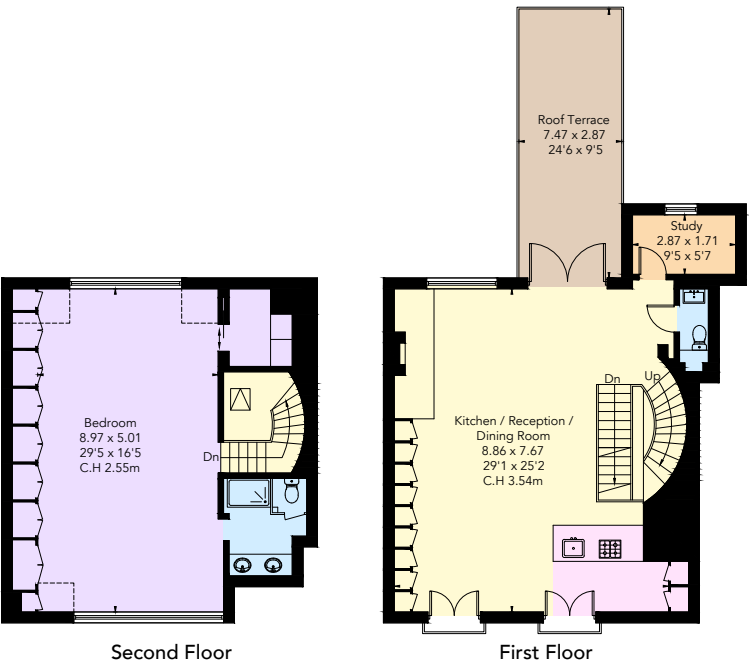


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Approximate Internal Area
3,454 ft² / 320.9 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.





Rent Price:

£3,900 p/w

Deposit Amount:

Six weeks rent

Local Authority:

RBKC

Council Tax:

Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.