

CLABON LODGE

CLABON MEWS • LONDON SW1



CLABON LODGE



Clabon Lodge is an extremely rare triple aspect mews house which has been beautifully refurbished throughout.



Clabon Lodge is quietly located at the northern end of this highly desirable and pretty mews in the heart of Knightsbridge and Chelsea, within easy reach of Sloane Square and Sloane Street.

The property offers a fusion of meticulous attention to detail, classic design and the latest in home technology and provides excellent accommodation and flexible living to suit couples, young families or pied à terre purchasers.

The entertaining and relaxation zones are laid out over two floors, with the south facing drawing room and spacious kitchen/dining room occupying the ground floor. The kitchen features hand made solid walnut cabinetry with 30mm Nero granite worktops and a full range of Miele, Maytag & Neff appliances, whilst the dining area features french doors out onto a full width terrace.





Accommodation Comprises

- Drawing Room
- Home Cinema
- Kitchen/Dining Room
- Master Bedroom with En-Suite
- 3/4 Further Bedrooms
- 2 Further Bath/Shower Rooms
- Steam/Shower Room
- Generous Utility Room
- Garden Terrace
- Generous Storage Attic

Technology

- Fully integrated hard wired audio/visual system to home cinema, drawing room, dining room, master bedroom and en-suite including:
 - Central music system
 - Central DVD system
 - 50" screen with 5.1 surround sound to media room
 - 32" screen to kitchen
 - 32" screen to master bedroom
 - 20" Aquavision screen in master ensuite
- Recessed ceiling speakers
- Cat 5 data cabling throughout

Terms

Freehold

Long leasehold garden terrace

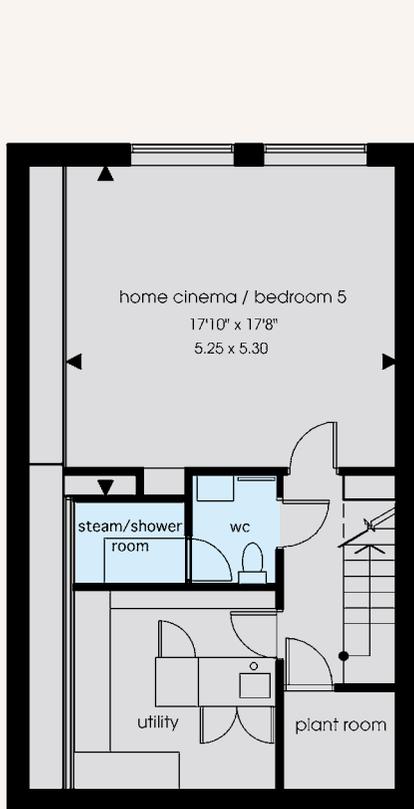
£4,500,000 Subject To Contract

Two air conditioned double bedrooms occupy the first floor of the house, both featuring extensive bespoke fitted wardrobes and their own luxurious bathroom or en-suite. The latter to the master bedroom has been extensively specified with polished Crema Mafil marble and Royal Warranted "Barber Wilsons" taps and shower fittings.

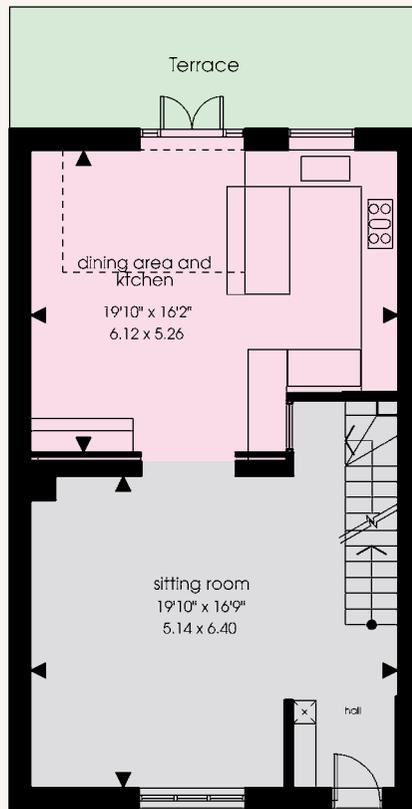
Two further bedrooms occupy the second floor of the house and share an elegant 'Jack & Jill' en-suite shower room clad in tumbled natural limestone tiles.

Downstairs, a bright and voluminous home cinema room rounds off the entertaining space and a Dornbracht steam room with Bizzazza mosaic tiling and ceiling mounted speakers offers an indulgent area to relax.



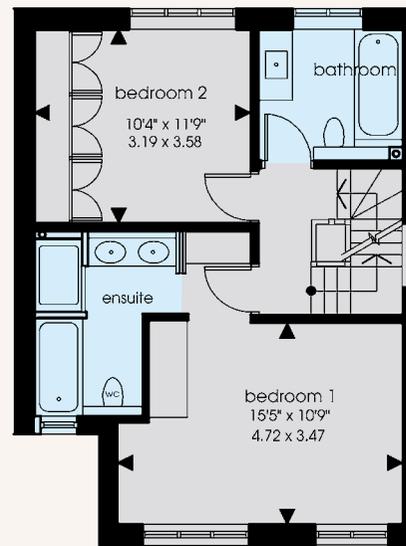


Lower Ground Floor

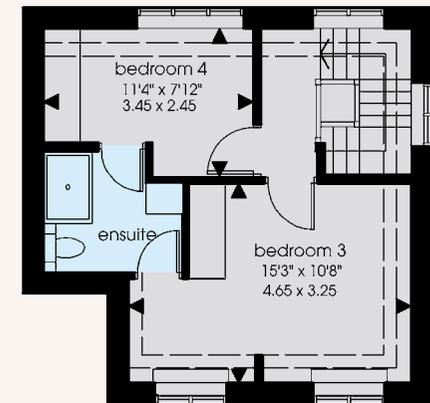


Ground Floor

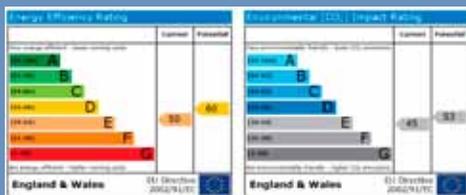
APPROX. INTERNAL AREA 2,246 SQUARE FEET - 209 SQUARE METRES
(2,376 SQUARE FEET INC EXTERNAL TERRACE)



First Floor



Second Floor



59 Cadogan Street
London SW3 2QJ

chelsea@jackson-stops.co.uk

www.jackson-stops.co.uk

020 7581 5881

**RUSSELL
SIMPSON**

5 Anderson Street, London SW3 3LU

020-7225 0277

www.russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. September 2011 265312