

KNIGHTS HOUSE

KNIGHTSBRIDGE

FINCHATTON

RESIDENCES



KNIGHTSBRIDGE VILLAGE

Knightsbridge has a well-founded reputation as London's most desirable and cosmopolitan address.

Private garden squares and grand architecture are woven into its rich historic tapestry, whilst Harrods and an array of international designers on Sloane Street make it one of the world's most celebrated fashion destinations.

Tucked away between Brompton Road and Hyde Park is an area known locally as 'Knightsbridge village', a distinctly residential enclave of tree-lined streets and artisan cafes, with Bonhams, one of the world's oldest auctioneers of fine art and antiques, at its centre.





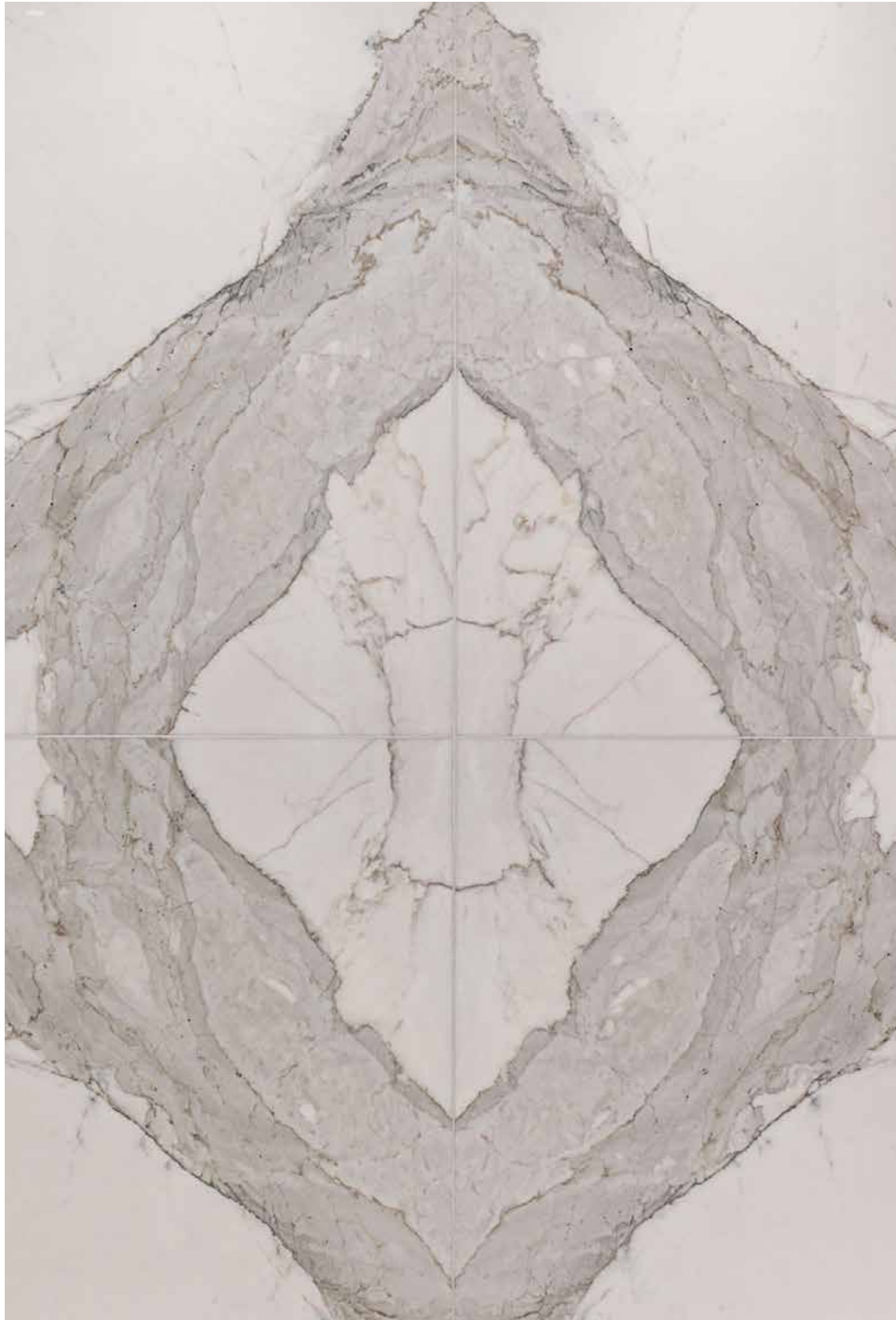
KNIGHTS HOUSE CHEVAL PLACE

Knights House in Cheval Place is a new build development of three apartments in Knightsbridge village. Designed by Finchatton, each apartment's immaculate interiors combine bespoke furnishings and intricate detailing with the latest technology, allowing spaces to be as elegant as they are functional.

Well-proportioned windows create an abundance of natural light, and dark wood flooring features throughout the principal rooms. Full height glass doors open to private terraces bringing the outside into the interior space.

With a porter providing first-class concierge services to residents, this is a luxurious London home for the discerning buyer.

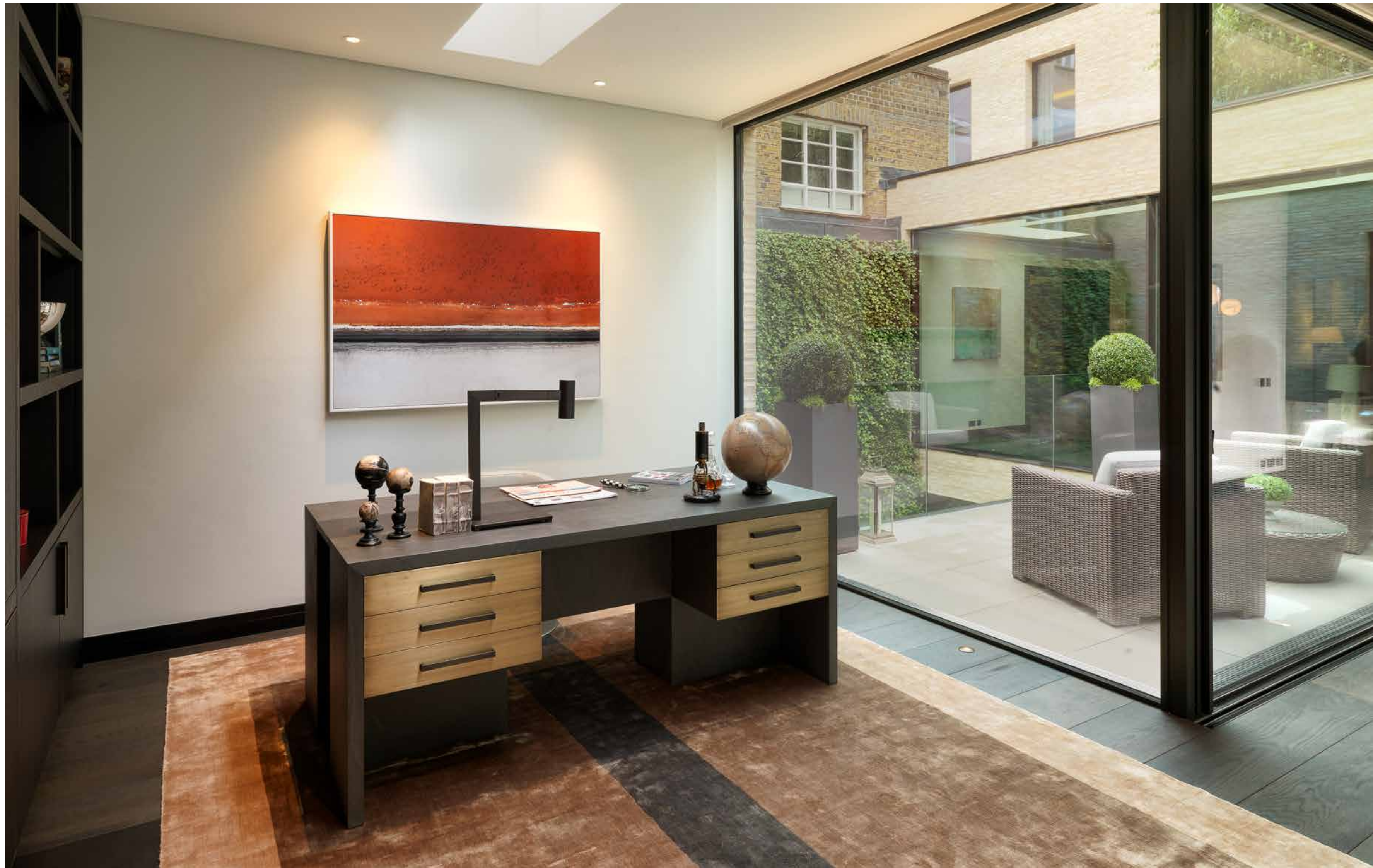


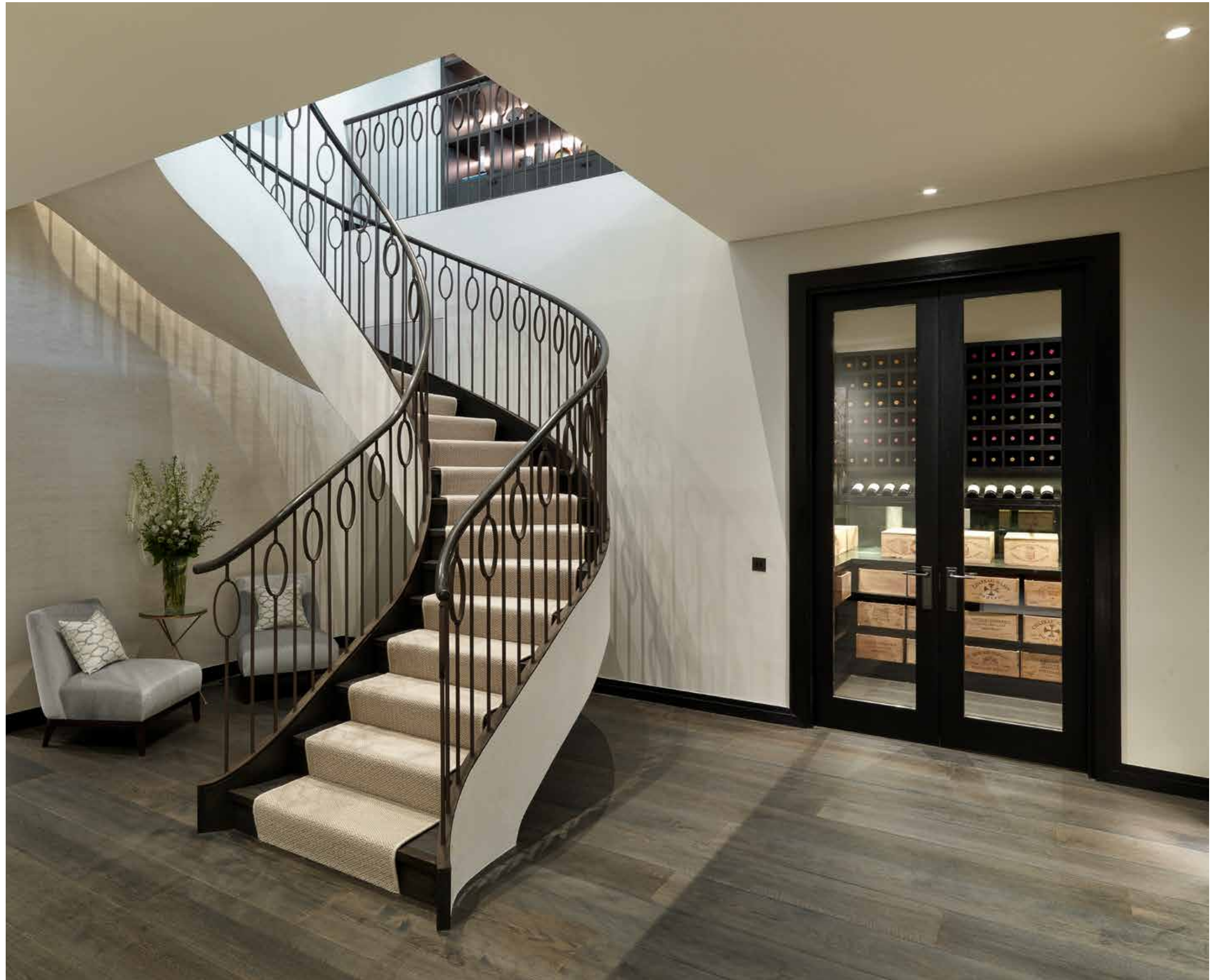


APARTMENT ONE

The largest of the three apartments, Apartment One has three bedrooms, expansive living and entertaining spaces, two outdoor terraces, wine cellar, cinema room and a private garage.





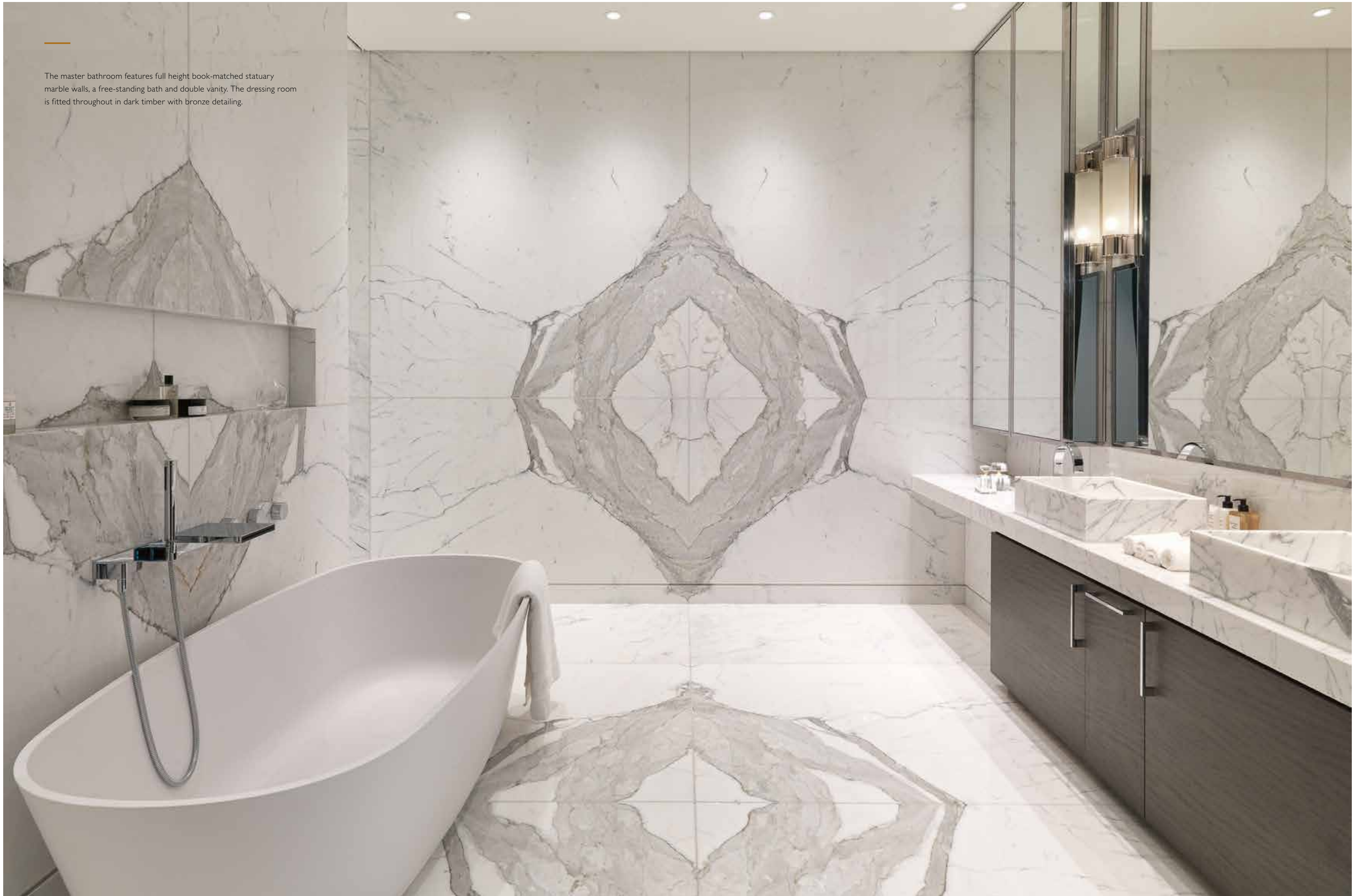


A sweeping staircase leads to a wine cellar, high specification media room, and three bedroom suites. A custom lift connects both floors.



The spacious master bedroom has notably high ceilings, silk wall coverings and a super king size bed with bespoke TV unit. Floor-to-ceiling windows flood the room with natural light, and allow access onto the terrace.

The master bathroom features full height book-matched statuary marble walls, a free-standing bath and double vanity. The dressing room is fitted throughout in dark timber with bronze detailing.





Further bedrooms are elegantly finished with fabric wall coverings and luxury carpets, and each has a dressing room in dark timber and en-suite bathroom with marble floor and rain shower. The lower ground terrace is private and quiet, with a living green wall and glass sliding doors.



APARTMENT ONE SPECIFICATIONS

SUMMARY

- Ground and Lower Ground Floors
- Total internal area: 414 sq m / 4,451 sq ft
- Total external area: 31 sq m / 333 sq ft
- Entrance Hall, Powder Room, Kitchen, Living / Dining Room, Study, Media Room, Master Bedroom with Dressing Room and En-Suite, 2 further Bedrooms with Dressing Rooms and En-Suites, Wine Cellar, Utility Room, Direct Lift Access, Garage, 2 Terraces
- Comfort cooling to all principal rooms

ENTRANCE HALL

- Polished marble flooring
- Dark timber entrance doors
- Underfloor heating

LIVING / DINING ROOM

- Premium grade wide plank engineered oak floor
- Dark timber doors
- Bespoke fitted joinery
- Marble fire surrounds
- Underfloor heating

KITCHEN

- Premium grade wide plank engineered oak floor
- Fitted kitchen cabinets with dark timber doors
- High quality brassware and sink
- Stone worktop
- Underfloor heating
- High specification integrated appliances by Miele:
 - Induction hob
 - Oven
 - Micro-combi oven
 - Dishwasher
 - Fridge freezer
 - Coffee machine

MASTER BEDROOM

- Luxury carpet with Cloud 9 underlay
- Dark timber doors
- Underfloor heating

DRESSING ROOM

- Luxury carpet with Cloud 9 underlay
- Bespoke fitted wardrobes
- Internal fittings with bronze hanging rails, shelving, and internal LED lighting
- Underfloor heating

MASTER BATHROOM

- Marble floors and walls
- Bespoke marble vanity with undermounted basin
- Bespoke cabinets
- Free-standing bath with hand shower
- High flow rate overhead rain shower and hand shower
- High specification Dornbracht brassware
- Underfloor heating
- Heated towel rail

BEDROOMS 2 & 3

- Luxury carpet with Cloud 9 underlay
- Dark timber doors
- Bespoke fitted wardrobes in Dressing Rooms
- Underfloor heating

BATHROOMS 2 & 3

- Marble floors
- Marble and painted walls
- Bespoke marble basin tops and undermounted basins
- High flow rate overhead rain shower with hand shower
- High specification Dornbracht brassware
- Underfloor heating
- Heated towel rail

UTILITY ROOM

- Premium grade wide plank engineered oak floor
- Fitted cupboards and sink
- Compaq Carrara countertop
- 1 Miele washing machine (8kg load)
- 1 Miele dryer (7kg load)

POWDER ROOM

- High quality marble flooring
- Bespoke marble basin
- High specification Dornbracht brassware
- Underfloor heating

STUDY

- Premium grade wide plank engineered oak floor
- Dark timber doors
- Bespoke fitted joinery
- Underfloor heating

MEDIA ROOM

- Luxury carpet with Cloud 9 underlay
- Bespoke fitted joinery
- Underfloor heating
- 126" screen with full HD projector and 5.1 surround sound system

WINE CELLAR

- Premium grade wide plank engineered oak floor
- Dark timber-framed glazed doors
- Bespoke wine storage and display joinery
- Climate control

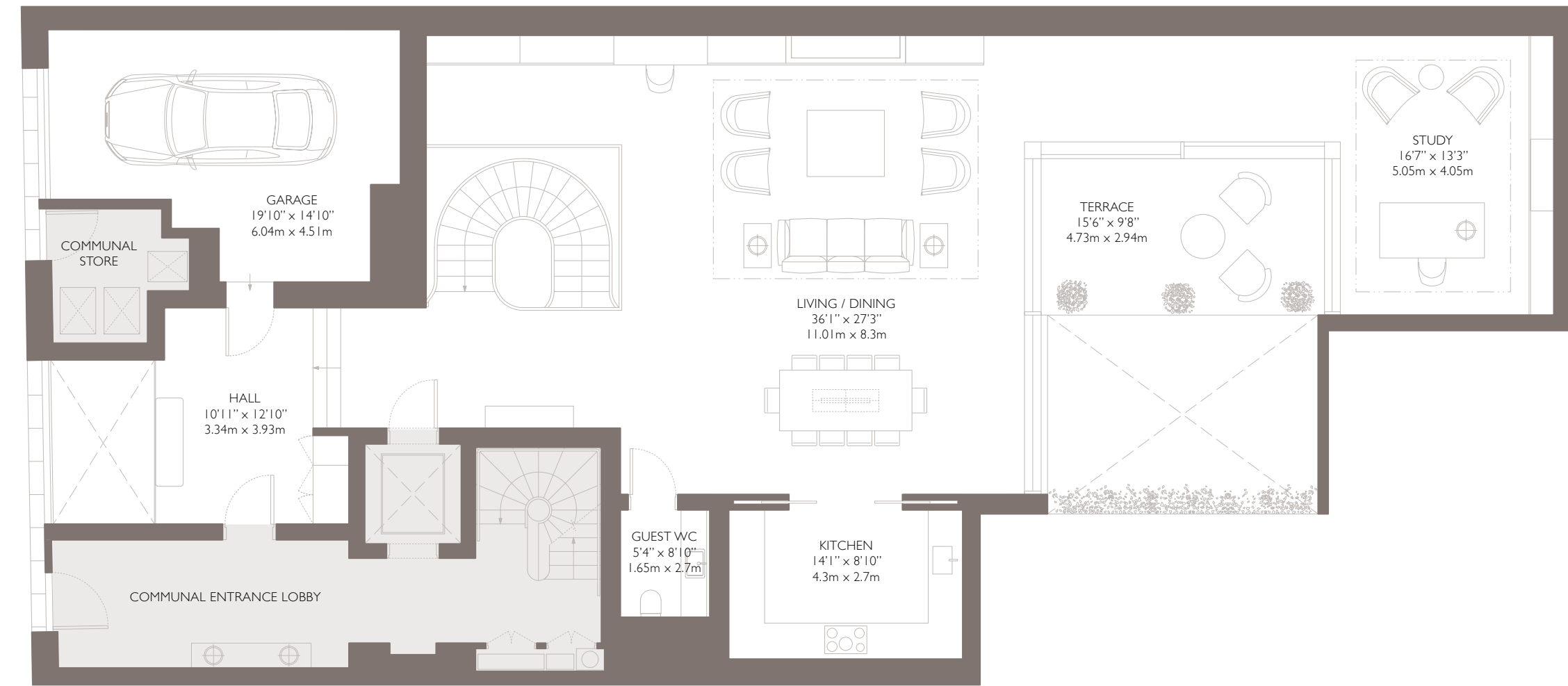
TERRACES

- Large format stone tile flooring with bespoke glass balustrades
- Vertical living green wall on external terraces

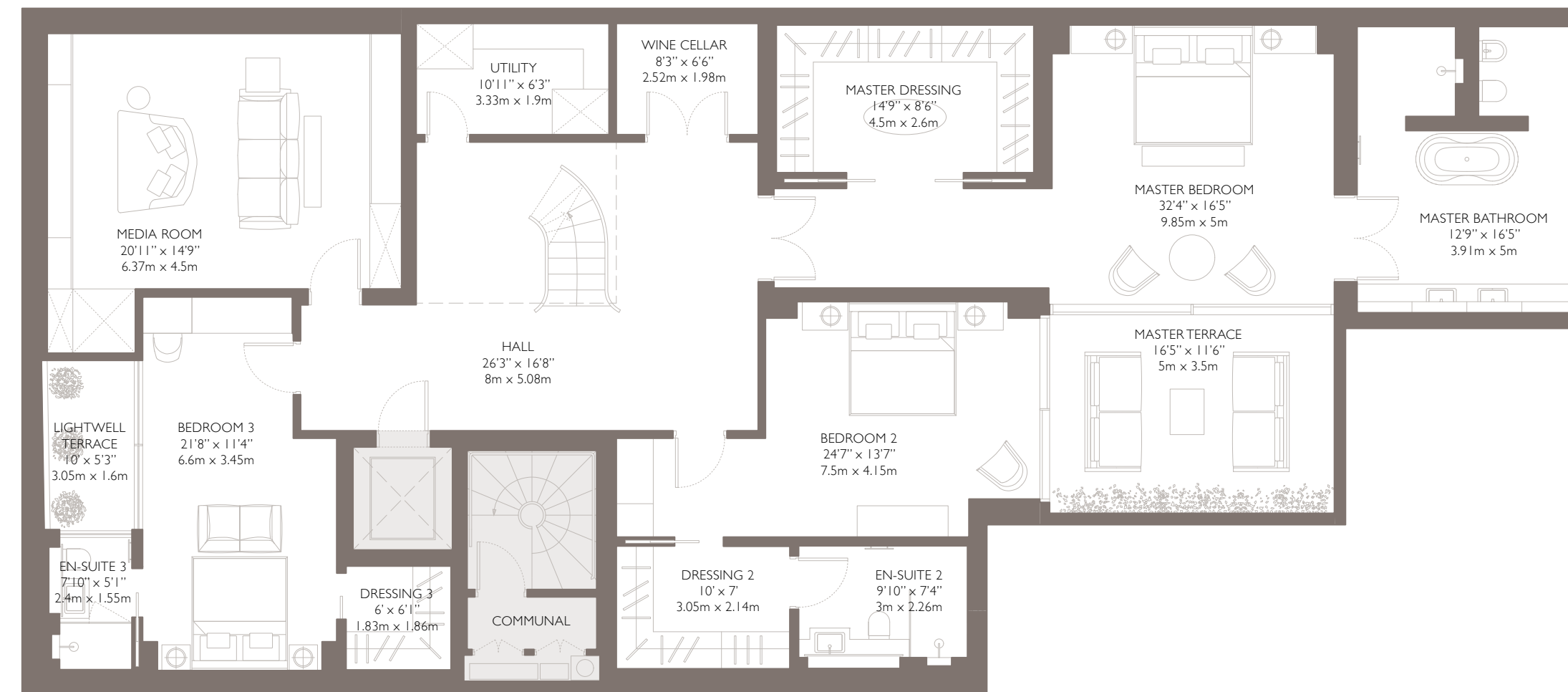
CAR PARKING

- Private garage for one car
- Silvelox remote controlled garage door

Ground Floor



Lower Ground



Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as statement of fact. All measurements and areas shown are provided by CGP Design Limited and are approximate only.

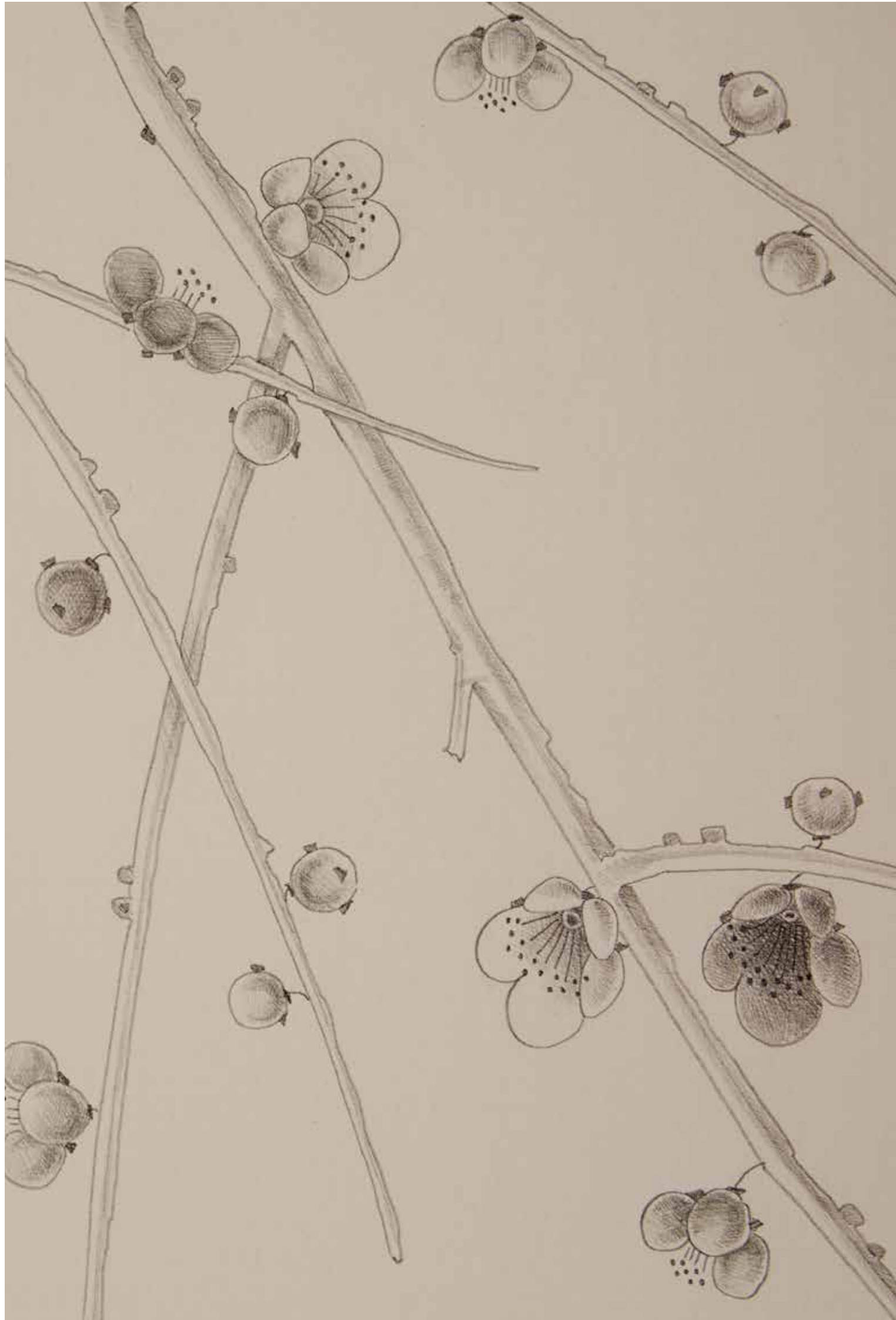




GROUND & LOWER
GROUND FLOORS

TOTAL INTERNAL AREA
414 sq m / 4,451 sq ft

TOTAL EXTERNAL AREA
31 sq m / 333 sq ft

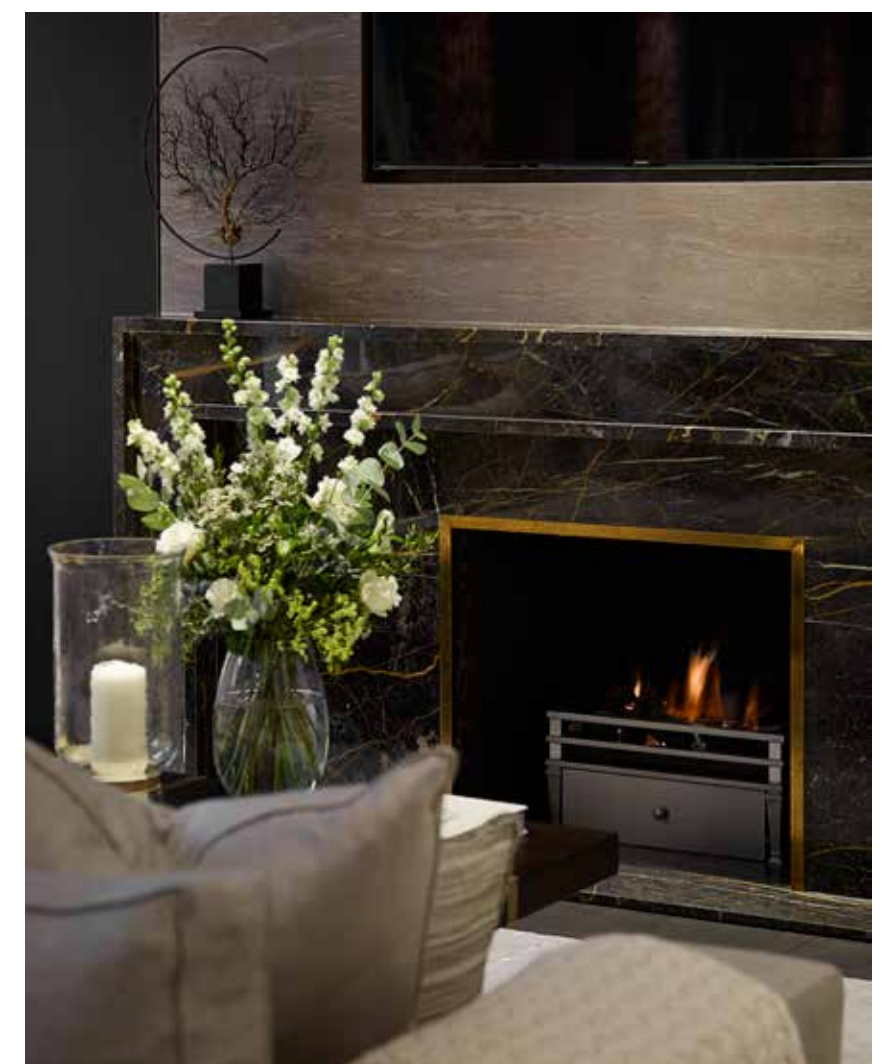
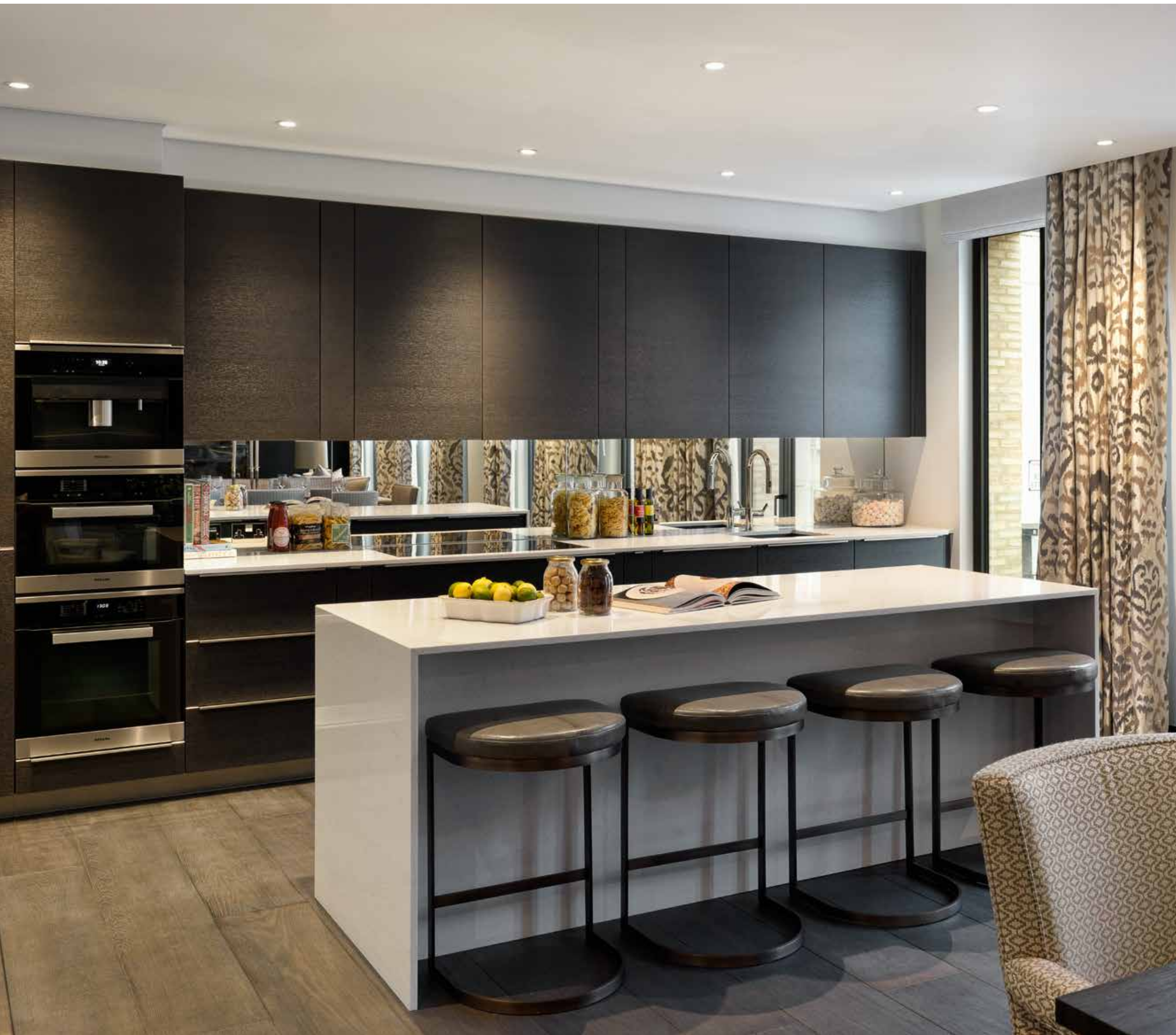


APARTMENT TWO

A two bedroom lateral apartment on the first floor providing an impressively wide reception and living room with feature marble fireplace, plus a private roof terrace.



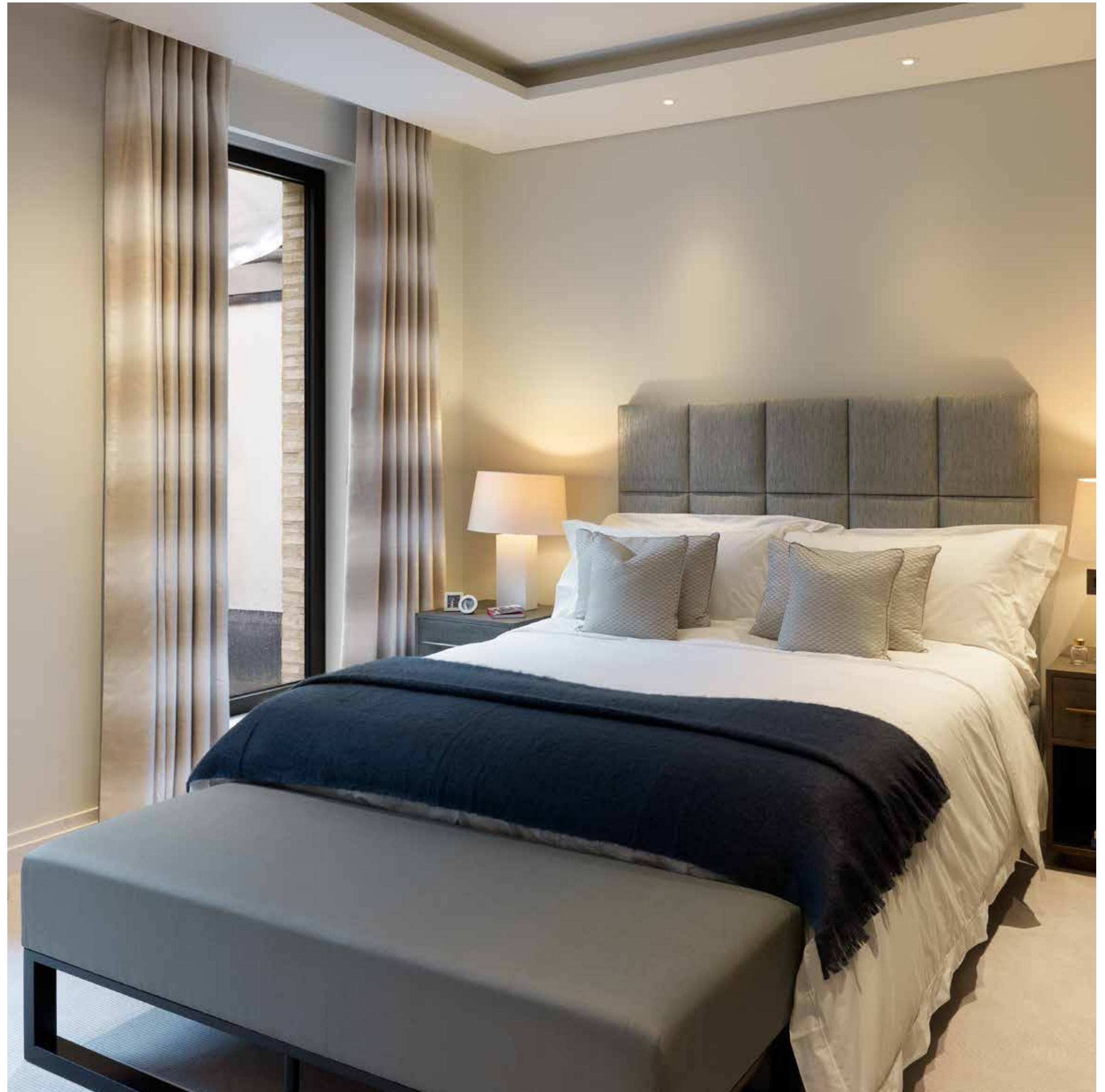
The open plan reception space and kitchen has a dark stained timber floor with a hand-made silk and wool rug, while an antique bronze pendant features above the dining table. A Noir St Laurent marble fireplace and a polished stone kitchen island with leather and brass bar stools add a contemporary feel.





A silk carpet, hand-drawn fabric coverings on wardrobe doors, and book-matched Arabescato Vagli marble in the bathroom evoke an elegant atmosphere in this master suite. The large south-facing terrace is accessible through the master bedroom.

Generous fitted wardrobes in the second bedroom have bronze details and fittings, while the bathroom is finished in a striking dark Grigio Carnico marble with rain shower.



APARTMENT TWO SPECIFICATIONS

SUMMARY

- First Floor
- Total internal area:
149 sq m / 1,601 sq ft
- Total external area:
10 sq m / 108 sq ft
- Entrance Hall, Powder Room, Kitchen, Living / Dining Room, Master Bedroom with Dressing Room and En-Suite, Bedroom with En-Suite, Utility Room, Direct Lift Access, Terrace
- Comfort cooling to all principal rooms

ENTRANCE HALL

- Polished marble flooring
- Dark timber entrance doors
- Underfloor heating

KITCHEN

- Premium grade wide plank engineered oak floor
- Fitted kitchen cabinets with dark timber doors
- High quality brassware and sink
- Stone worktop
- Underfloor heating
- High specification integrated appliances by Miele:
 - Induction hob
 - Oven
 - Micro-combi oven
 - Dishwasher
 - Fridge freezer
 - Coffee machine

LIVING / DINING ROOM

- Premium grade wide plank engineered oak floor
- Dark timber doors
- Bespoke fitted joinery
- Marble fire surrounds
- Underfloor heating

MASTER BEDROOM

- Luxury carpet with Cloud 9 underlay
- Dark timber doors
- Underfloor heating

DRESSING ROOM

- Luxury carpet with Cloud 9 underlay
- Bespoke fitted wardrobes with bronze hanging rails, shelving and internal LED lighting
- Underfloor heating

MASTER BATHROOM

- Marble floors and walls
- Bespoke marble vanity with undermounted basin
- Bespoke cabinets
- Undermounted bath with marble top and hand shower
- High flow rate overhead rain shower and hand shower
- High specification Dornbracht brassware
- Underfloor heating
- Heated towel rail

BEDROOM 2

- Luxury carpet with Cloud 9 underlay
- Dark timber doors
- Bespoke fitted wardrobe
- Underfloor heating

BATHROOM 2

- Marble floor
- Marble and painted walls
- Bespoke marble countertop with undermounted basin
- High flow rate overhead rain shower with hand shower
- High specification Dornbracht brassware
- Underfloor heating
- Heated towel rail

UTILITY ROOM

- 1 Miele washing machine (8kg load)
- 1 Miele dryer (7kg load)

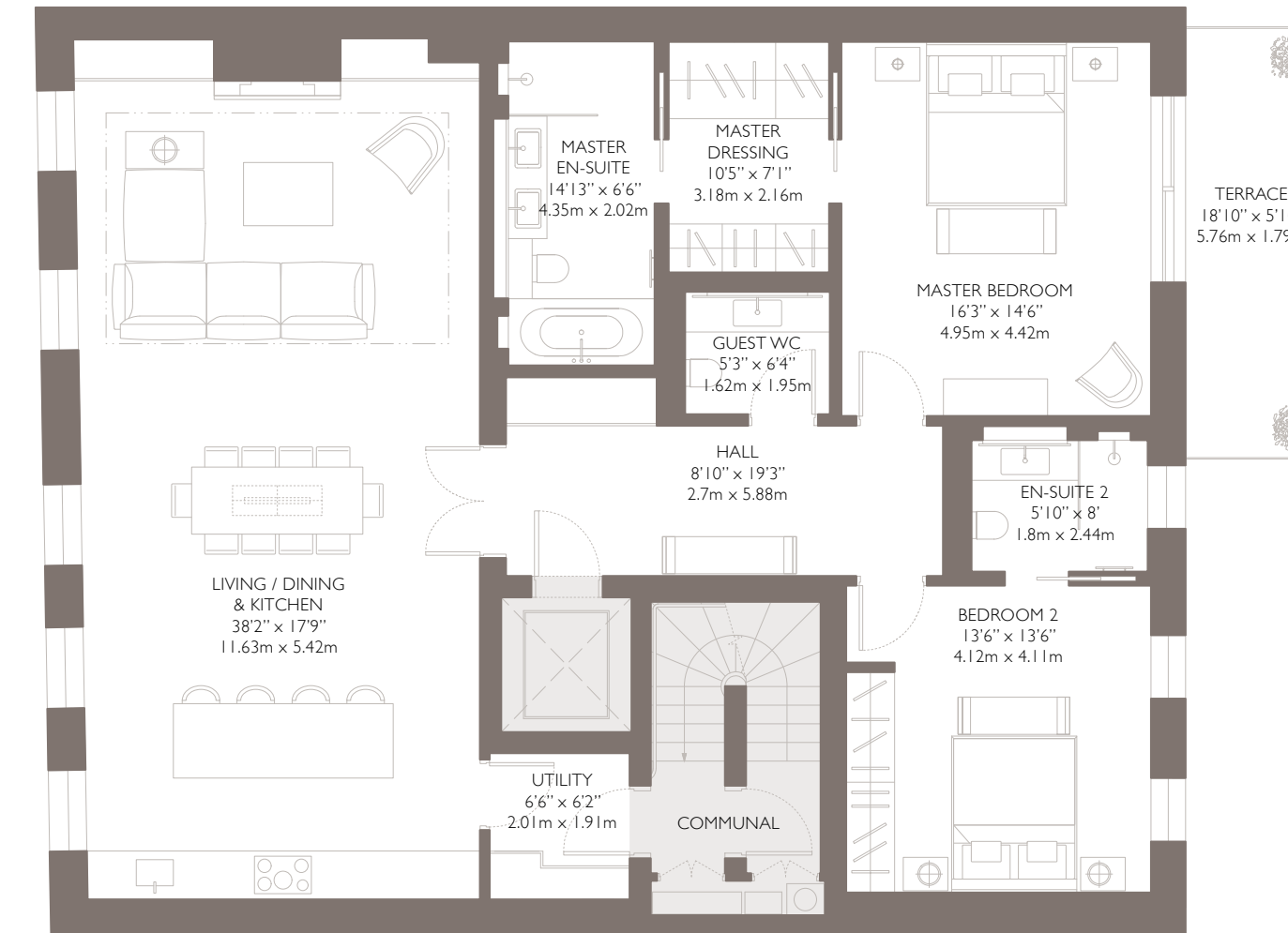
POWDER ROOM

- High quality marble flooring
- Bespoke marble basin
- High specification Dornbracht brassware
- Underfloor heating

TERRACE

- Large format stone tile flooring with bespoke glass balustrades and loose planters

First Floor



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FIRST FLOOR

TOTAL INTERNAL AREA
149 sq m / 1,601 sq ft

TOTAL EXTERNAL AREA
10 sq m / 108 sq ft



PENTHOUSE

A duplex apartment offering three bedrooms on the second floor, with the entire third floor being dedicated to the open living and reception room; two large roof terraces provide further entertaining spaces.







The custom-designed kitchen has seamlessly integrated Miele appliances, with dark timber joinery and a light stone countertop; full height sliding doors provide access to the adjoining terrace with al fresco dining for ten and rooftop views over Knightsbridge.



The suede panel headboard and silk wall coverings add luxurious textures to the master bedroom, while the spacious en-suite bathroom features Breccia Capria marble, double vanity, a bath and rain shower. Ample storage is available in the dressing room's fitted timber wardrobes, complete with dressing area.



The third bedroom is light and south-facing and has custom-built wardrobes with antiqued mirror panels. The guest bathroom features high-quality brassware and elegant Calacatta Oro marble.



PENTHOUSE SPECIFICATIONS

SUMMARY

- Second and Third Floors
- Total internal area: 210 sq m / 2,265 sq ft
- Total external area: 77 sq m / 829 sq ft
- Entrance Hall, Kitchen, Living / Dining Room, Master Bedroom with Dressing Room and En-Suite, 2 further Bedrooms (one with En-Suite), Guest Bathroom, Direct Lift Access, 2 Terraces
- Comfort cooling to all principal rooms

ENTRANCE HALL

- Polished marble flooring
- Dark timber entrance doors
- Underfloor heating

KITCHEN

- Premium grade wide plank engineered oak floor
- Fitted kitchen cabinets with dark timber doors
- High quality brassware and sink
- Stone worktop
- Underfloor heating
- High specification integrated appliances by Miele:
 - Induction hob
 - Oven
 - Micro-combi oven
 - Dishwasher
 - Fridge freezer
 - Coffee machine

LIVING / DINING ROOM

- Premium grade wide plank engineered oak floor
- Dark timber doors
- Bespoke fitted joinery
- Marble fire surrounds
- Underfloor heating

MASTER BEDROOM

- Luxury carpet with Cloud 9 underlay
- Dark timber doors
- Underfloor heating

DRESSING ROOM

- Luxury carpet with Cloud 9 underlay
- Bespoke fitted wardrobes with bronze hanging rails, shelving and internal LED lighting
- Underfloor heating

MASTER BATHROOM

- Marble floors and walls
- Bespoke marble vanity unit with undermounted basin
- Bespoke cabinets
- Undermounted bath with marble top and hand shower
- High flow rate overhead rain shower and hand shower
- High specification Dornbracht brassware
- Underfloor heating
- Heated towel rail

BEDROOMS 2 & 3

- Luxury carpet with Cloud 9 underlay
- Dark timber doors
- Bespoke fitted wardrobes
- Underfloor heating

BATHROOMS 2 & 3

- Marble floors
- Marble and painted walls
- Bespoke marble countertops with undermounted basins
- High flow rate overhead rain shower with hand shower
- High specification Dornbracht brassware
- Underfloor heating
- Heated towel rail

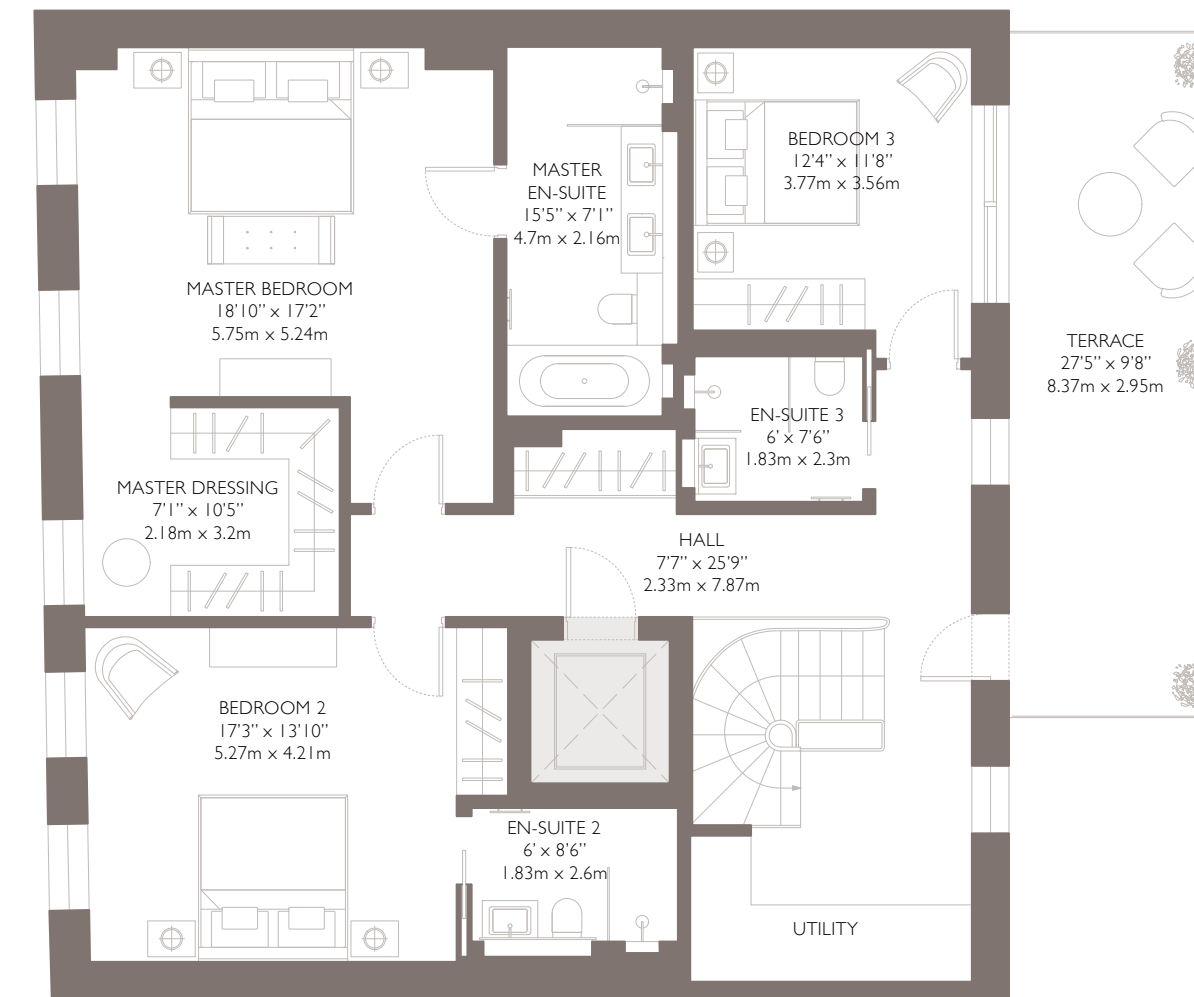
UTILITY ROOM

- 1 Miele washing machine (8kg load)
- 1 Miele dryer (7kg load)

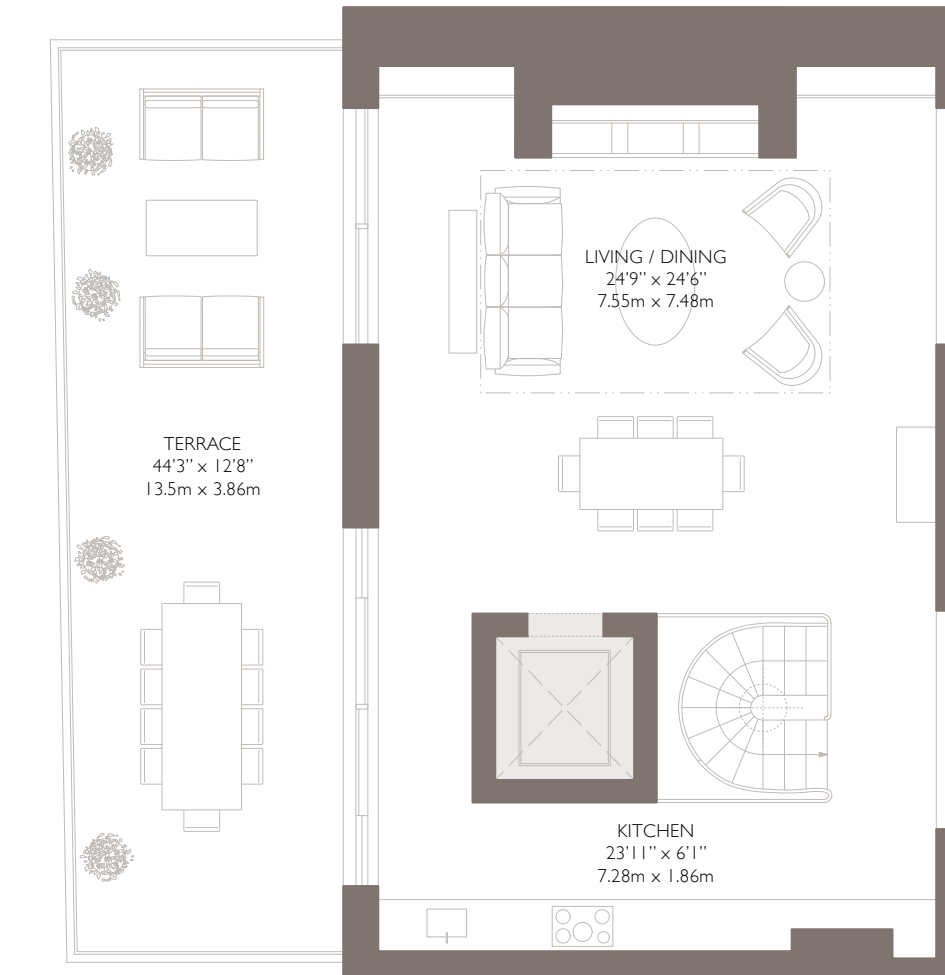
TERRACES

- Large format stone tile flooring with bespoke glass balustrades and loose planters

Second Floor



Third Floor





SECOND &
THIRD FLOORS

TOTAL INTERNAL AREA
210 sq m / 2,265 sq ft

TOTAL EXTERNAL AREA
77 sq m / 829 sq ft

SCHEDULE OF AREAS



		GIA		EXTERNAL	
		sq m	sq ft	sq m	sq ft
APARTMENT ONE	3 BEDROOM	414	4,451	31	333
APARTMENT TWO	2 BEDROOM	149	1,601	10	108
PENTHOUSE	3 BEDROOM	210	2,265	77	829
TOTAL RESIDENTIAL GIA		773	8,317		

GENERAL SPECIFICATIONS

DOORS

- Dark timber solid core internal doors
- High quality door furniture throughout

CEILINGS

- Plasterboard ceilings to all rooms

LIGHTING

- Control4 Home Automation system provides control, integration and automation of lighting for the whole apartment
- Scene-setting lighting control offers solutions for enhancing the atmosphere of rooms
- Dimmable LED energy efficient fittings
- Integrated joinery and feature shelving LEDs
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in living / dining and bedroom areas
- Utility room has separate lighting circuit

ELECTRICS

- 5 amp lighting and 13 amp power circuits
- High quality lighting switch plates and socket outlets

HEATING, COOLING AND HOT WATER

- Each apartment is served with hot water, heating and cooling
- High flow rates of 5-9 litres per minute at 3.5 bar pressure
- Underfloor heating throughout
- Comfort cooling provided to all principal rooms

AUDIO VISUAL, DATA AND TELEPHONE SYSTEMS

- Pre-wired for integrated media system incorporating IT, audio/visual and lighting
- Wi-Fi network established and ready for connection to internet service provider
- Television point to living / dining room and all bedrooms
- Multi-room audio system with 5.1 surround sound in living / dining rooms
- Remote control capability for heating, ventilation and comfort cooling

Note: Connection to the communication infrastructure, internet and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner

LIFTS

- Residents' lift provides direct access to each apartment
- Marble flooring
- Custom-designed interior includes timber panelling with leather and mirror inset

SECURITY & FIRE PROTECTION

- Concierge service
- Independent fully-monitored intruder alarm system for each apartment (monitoring to be arranged by purchaser at own cost)
- Video intercom system
- Mains supply smoke and heat detectors
- Multi-point high security door locking system to each apartment entrance door

LEASE & WARRANTY

- Tenure: 999 year lease
- All apartments will be sold with a 10 year Building Life Plans (BLP) Warranty
- Local Authority: Royal Borough of Kensington & Chelsea

DISCLAIMER

Note: Variations occur between apartment types; please refer to the marketing team for individual apartment specifications. The seller reserves the right to make changes to specific brands, materials and appliances referred to in the specification. In such cases, a similar alternative will be provided. This document is intended for guidance only, and neither the seller nor the seller's appointed agent, Knight Frank, nor its development co-ordinator, Finchatton, nor any of their respective affiliates accept any legal responsibility for any of the materials or disclosures contained in this document or in any other marketing materials. This document does not constitute an offer nor may any statements in it be relied on as warranties or pre-contractual representations. Professional advice should be obtained before doing anything on the basis of the content of this document. Neither Knight Frank nor Finchatton nor any of their respective employees, officers or agents has any authority to make or give any representations or warranty whatsoever in relation to the development or any part of it. The specification of the apartments is the anticipated specification at the date of issue of this document (October 2015) and may subsequently change.



FINCHATTON

Finchatton was founded in 2001 to create the most exceptional homes in the world. Since then, the company's signature hallmark of effortless elegance and timeless sophistication continues to inspire and excite the world's most discerning clientele. While Finchatton continues to grow, the qualities that define it are unchanging: outstanding craftsmanship, intelligent design, contemporary functionality and the highest quality materials. The company has two distinct divisions: Finchatton Private which undertakes bespoke commissions around the world, and Finchatton Residences for development projects, of which the latest addition is Knights House.

FINCHATTON PRIVATE

Finchatton Private undertakes design commissions for both private clients and specialist developers, creating elegant interiors for homes all over the world. Rather than a house style, our interior design team approaches each project individually, considering every detail from the flow and feel of a space, through to specialist materials for cabinetry. We travel the world to source a particular fabric or accessory to create pieces which are both functional and beautiful, and pride ourselves on relationships with the finest suppliers and craftsmen. The difference is in the detail. You'll see it in the finishes and experience it from the moment you step into your home.

FINCHATTON RESIDENCES

Finchatton Residences designs and develops individual and multiple residence properties all over the world. Always in the finest locations, each illustrates a dedication to design excellence and innovation, obsessive attention to detail, superior quality of build, and professional integrity. The company currently has in excess of £1.3 billion worth of development in the pipeline. A selection of forthcoming projects is showcased in the following pages.

KINGWOOD



CGI

Completing Summer 2016, Kingwood is a new build boutique development of ten lateral apartments in Hans Place, Knightsbridge. Amenities include a residents' concierge, large gym, wine room, chauffeur and housekeeping staff facilities, and secure underground parking.

KNIGHTON PLACE

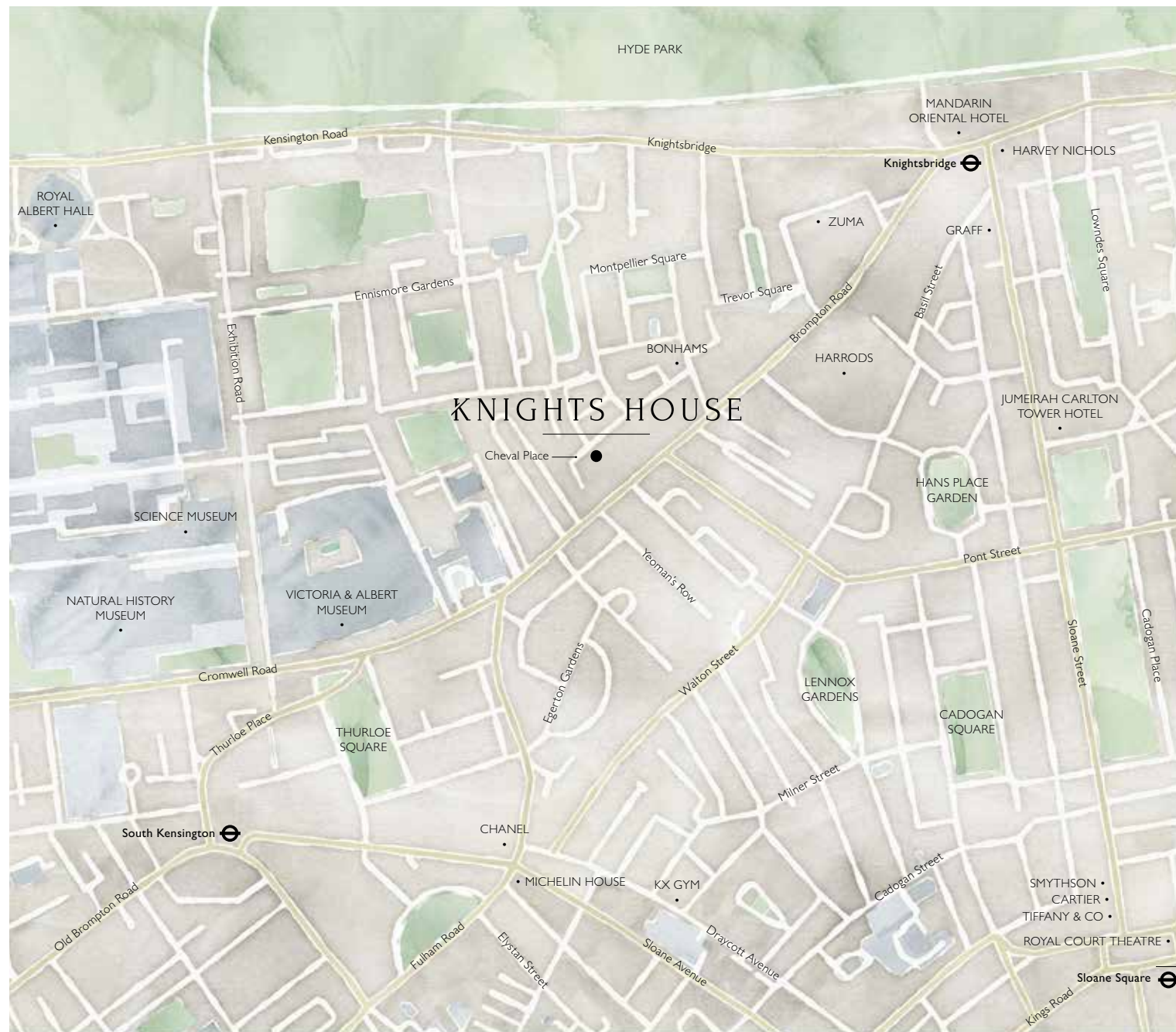


CGI

Knighton Place is a new contemporary development of five townhouses and four apartments in Yeoman's Row, Knightsbridge. Set to complete in Spring 2016, each residence is spacious and perfectly proportioned, with handcrafted period detailing alongside the very latest technology.

LOCATION

Knightsbridge is one of London's most eminent, sought-after locations. With the luxury brand stores of Sloane Street, the department stores Harrods and Harvey Nichols, world-class hotels Bulgari and Mandarin Oriental, Zuma and other superb restaurants, the area is hard to match in its prestige and sophistication. Leafy Hyde Park is a short stroll, with the Serpentine and the Diana, Princess of Wales memorial providing points of interest. Other notable landmarks are the Royal Albert Hall and the distinctive tower of Knightsbridge Barracks, home to officers of the Household Cavalry. In and around the area are excellent preparatory schools, and secondary schools within close proximity include Latymer School, St Paul's School, The Godolphin and The Westminster.



FINCHATTON RESIDENCES

Knights House has been designed by Finchatton.

Since 2001, the company has created exceptional homes

at the finest addresses all over the world.

Finchatton, Jubilee House, 2 Jubilee Place, London SW3 3TQ

T +44 (0)20 7349 1120 F +44 (0)20 7349 1159

info@finchatton.com

finchatton.com

FINCHATTON
RESIDENCES

AGENT

Harry Dawes, Knight Frank

T +44 (0)20 7861 1794

M +44 (0)7436 154808

harry.dawes@knightfrank.com

knightfrank.co.uk/knightsbridge



FURTHER INFORMATION

Knights House

45-47 Cheval Place, London SW7 1EW

Leasehold

Local Authority

Royal Borough of Kensington and Chelsea

Price on Application

CREDITS

Brochure by Pure DNA 2015

IMPORTANT NOTICE

The seller and its appointed agent, Knight Frank, and its development co-ordinator, Finchatton, give notice that these particulars are prepared only for the general guidance of prospective buyers. They are intended to give a fair overall description of the apartments but do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good working condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein are approximate only. The text, photographs and layouts are for guidance only and are not necessarily comprehensive. Floorplan illustrations show the layout of the accommodation only. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the marketing office. Prospective buyers must rely on their own professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.