



## Herbert Crescent, Knightsbridge, SW1X

**£22,000,000**

Tenure: Freehold

Rarely available and new to the market, we are delighted to offer this magnificent double fronted seven bedroom house in the heart of Knightsbridge. This impressive property has recently been refurbished to a high standard by the current owners and offers light and spacious receptions rooms, a conservatory, seven double bedrooms, two patios and an indoor swimming pool. Located just a short walk from Harrods and the many fashionable amenities Knightsbridge has to offer including Hyde Park.

### Key Features

- Beautiful Town House
- Spread Over 6 Floors
- Master Suite Floor With Dressing Room
- 7 Double Bedrooms (in total)
- Cinema Room
- Poggenpohl Kitchen
- 'Endless' Swimming Pool
- Lift
- Freehold
- 5961 Approx sq ft (554 sq m)



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Upon entry to the house, you are welcomed into the grand reception hall featuring a magnificent hand crafted Venetian chandelier, sweeping staircase and stain glass window. On the left of the reception hall is the spacious dining room extending 28 ft with its own dumbwaiter making it ideal for entertaining guests. To the rear of the building is the sun conservatory leading onto the main 32 ft patio. The ground floor also has a guest WC and lift serving all floors from ground up to the third floor.





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Downstairs is the fully equipped Poggenpohl kitchen including Maytag fridge, wine cooler, espresso machine and dumbwaiter connecting directly to the dining room above and patio doors leading into the second patio. The modern spa area includes an indoor swimming pool, steam and shower room, WC and two further sets of patio doors which also open onto the patio. Towards the front of the house are the family / cinema room and self-contained staff accommodation area with ensuite bathroom, kitchenette, patio and secondary discreet access from the road. There is also vault storage, a further WC and the plant room on this level.



On the first floor is the beautifully light and spacious double width drawing room. The twin bi-fold doors between the drawing room and study give you the option to open the rooms up to each other or pull them across for more privacy when required.



Following the large sweeping staircase up a further level, you reach the master suite level, with an excellent master bedroom together with the enormous dressing room and ensuite bathroom complete with his and hers washbasin areas and modern roll top bath.

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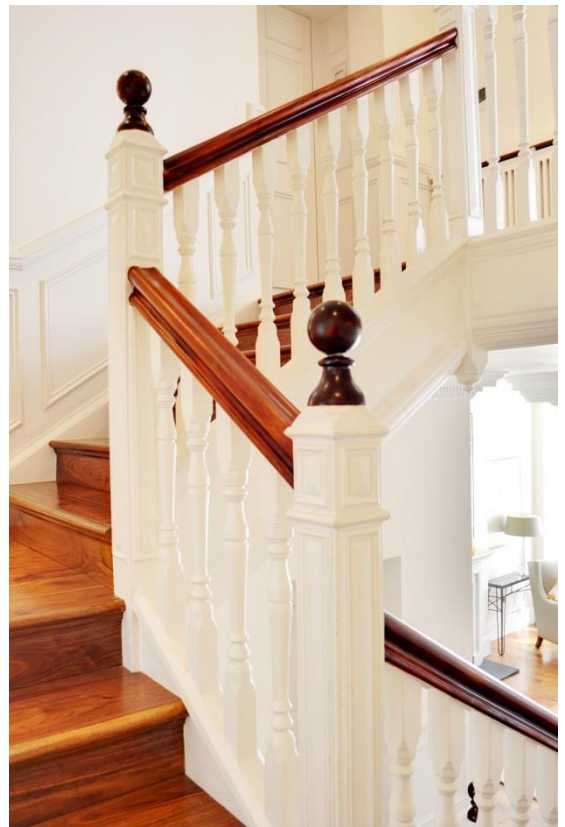
Continuing up to the third and fourth floors there are a further five double bedrooms, two ensuite bathrooms, a bathroom and shower room. The two upper floor bedrooms both also open up onto a good sized balcony at the rear of the house.

Other features include many of the original fireplaces, air conditioning, new hardwood flooring throughout, a modern sound system fitted and contemporary mood lighting fitted throughout most of the house which can be customized as desired.

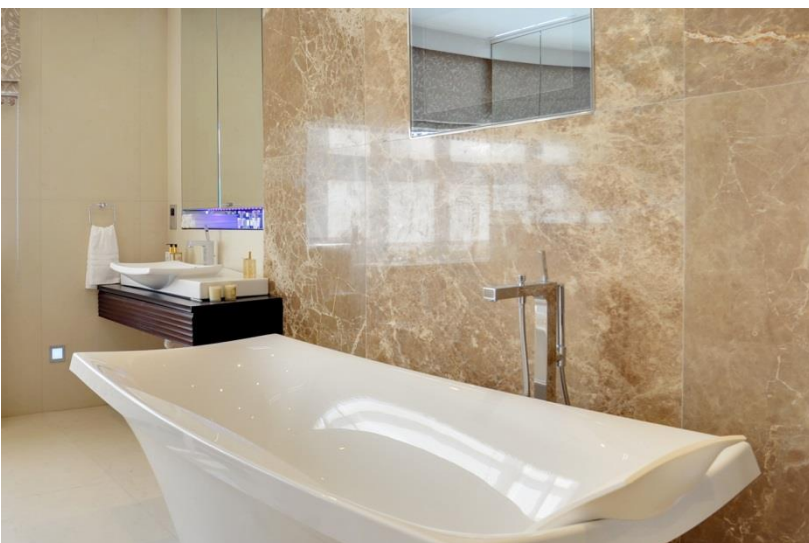




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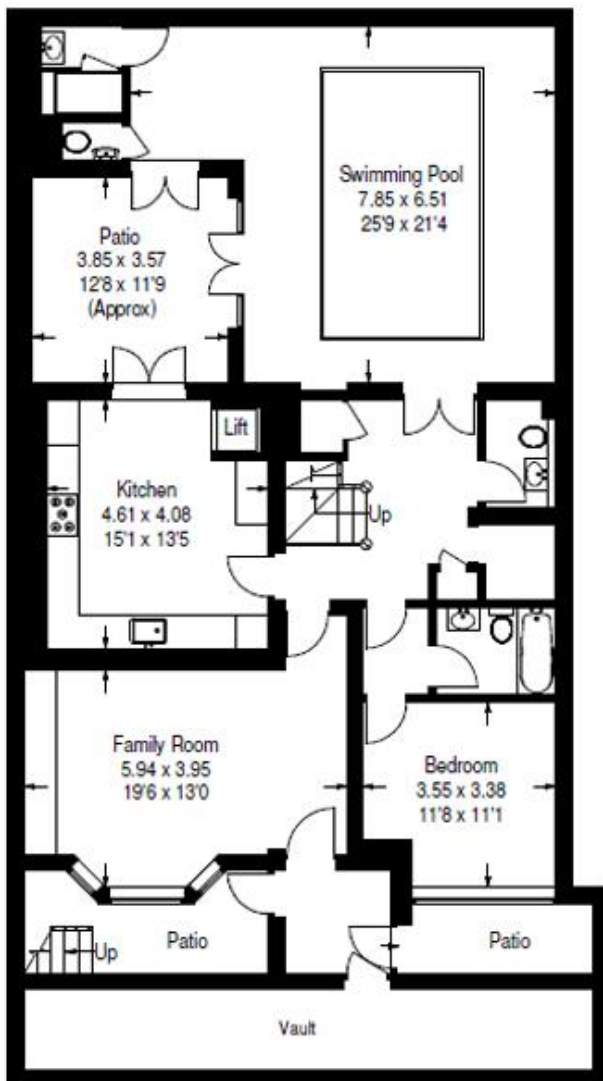
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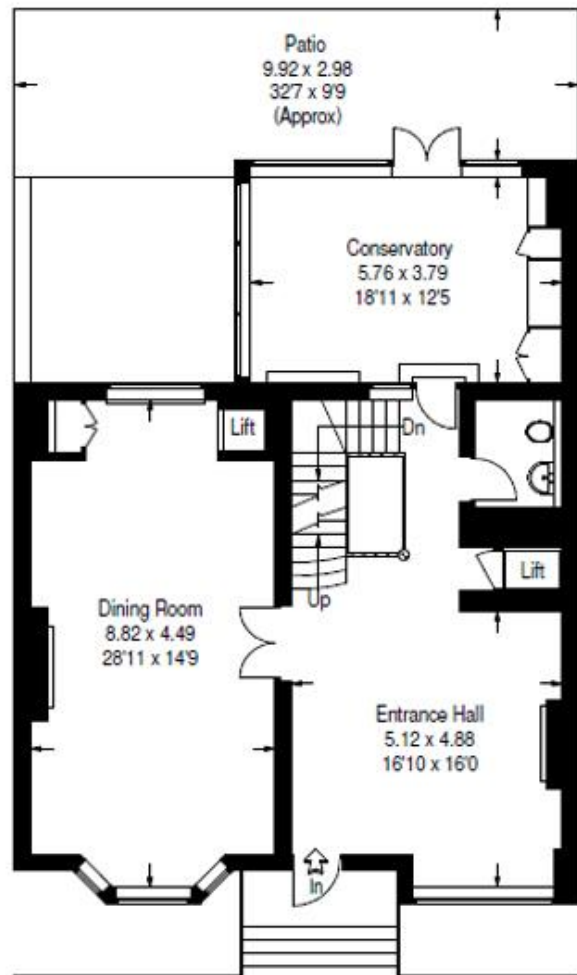


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Approximate Gross Internal Area  
554 sq m / 5961 sq ft



Lower Ground Floor

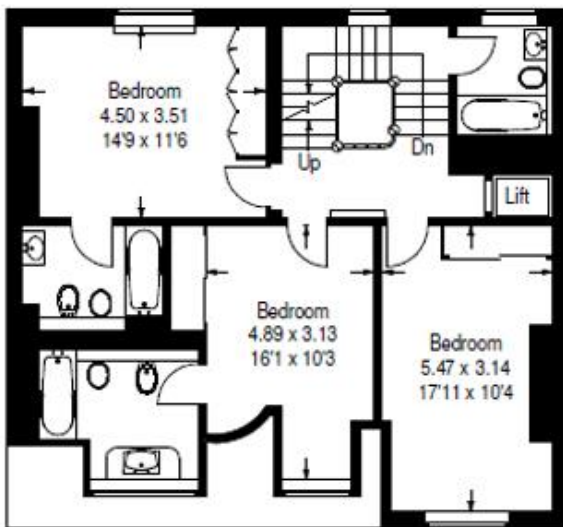


Ground Floor

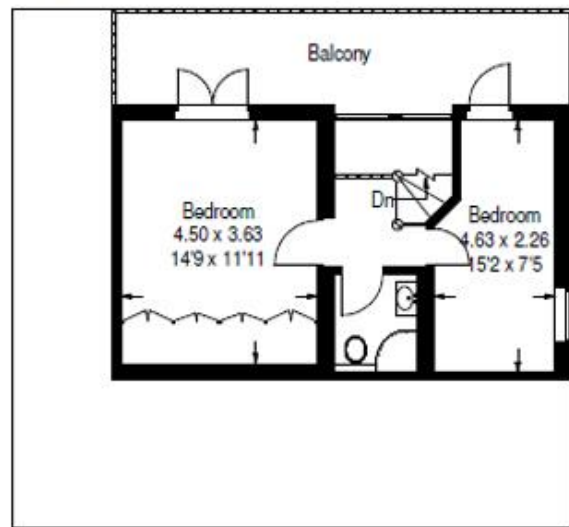
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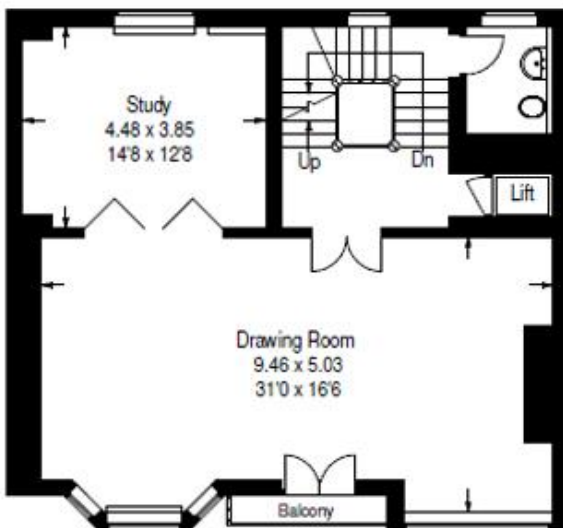
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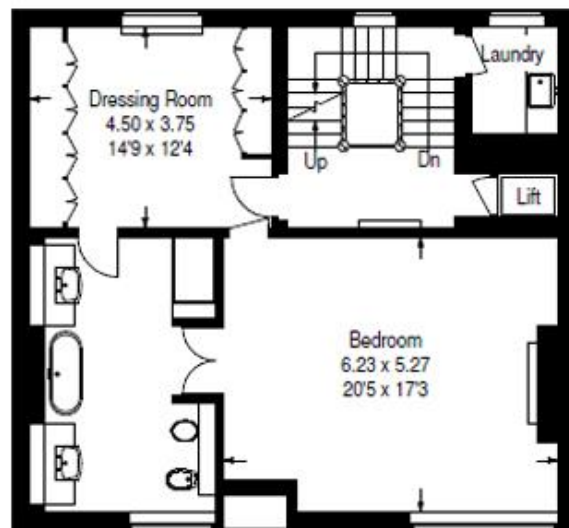
Third Floor



Fourth Floor



First Floor



Second Floor