

*The Penthouse*  
*116 Knightsbridge*  
*London SW1*



The most spectacular Penthouse apartment in one of the most glamorous locations in the world. The Penthouse at 116 Knightsbridge is the only Penthouse currently in existence directly in Hyde Park, Knightsbridge. The 10,000 sqft lateral Penthouse apartment has a 150ft frontage directly into the Park overlooking The Serpentine on South Carriage drive adjacent to the Royal Horse Guards Cavalry. The accommodation boasts five Reception and Entertaining Rooms, two Kitchens, six Bedroom Suites including a Master Bedroom Suite with His and Her Bathrooms and Dressing Rooms – fully equipped Gymnasium, SpaTreatment Room, sixTerraces and Roof Gardens. Parking and Separate Staff Accommodation are also available subject to negotiations. In addition, the magnificent 360 degree views take in the Park, the London skyline, The City, the West End and Palace of Westminster.

The lift opens directly into a private lobby with stainless steel double tramlines giving a Deco detail to the Black Zimbabwe marble flooring and bevelled mirror skirting detail. The walls are clad with high gloss walnut burr panelling and grand double bespoke walnut burr doors that lead into a spectacular Dining Entertaining Reception.

“Decorating is not about making stage sets, it's not about making pretty pictures for the magazines; it's really about creating a quality of life, a beauty that nourishes the soul.”

Albert Hadley



"To develop in taste, quality and personality  
one is obliged to respect the past, accept  
the present and look with enthusiasm  
toward the future." Eleanor Mcmillen Brown

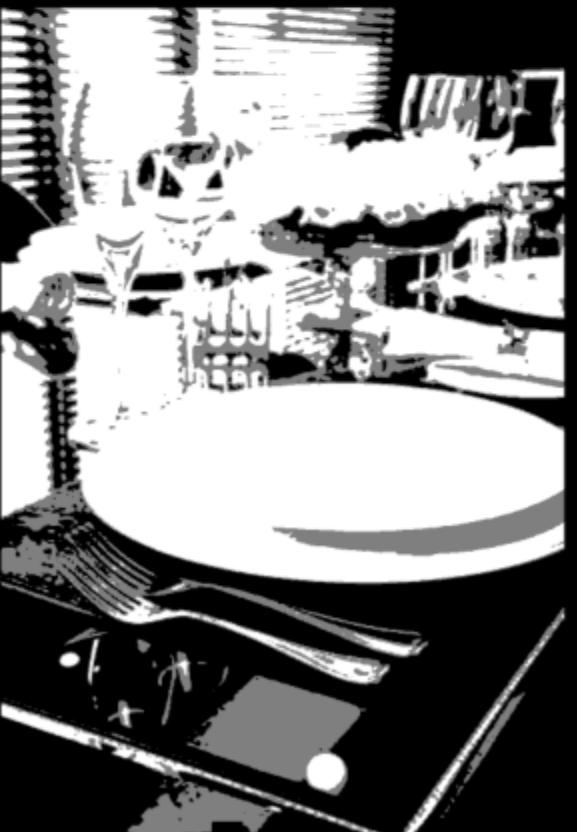


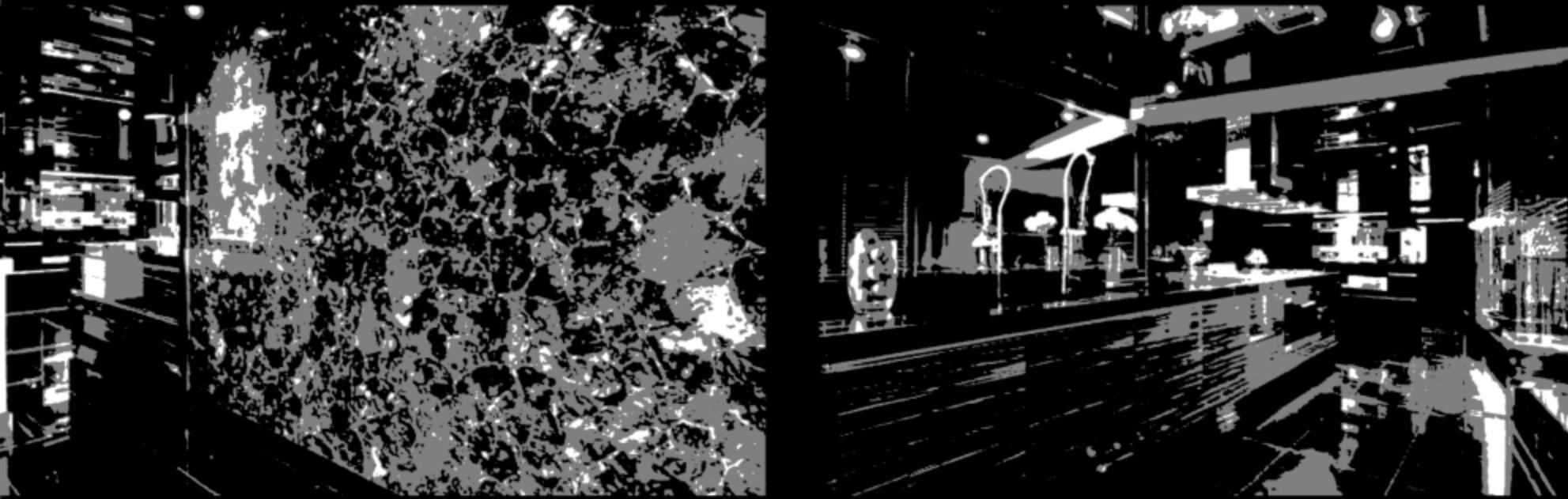
## D I N I N G   R O O M

Solid dark American oak flooring with black gloss stretch ceilings, Built-in Italian bespoke black glass and mirrored bar and wall units featuring Swarovski crystal detailing, dining for at least 14 people with views over Knightsbridge and No1 Hyde Park from the spectacular floor-to-ceiling plate glass windows. Fully air-conditioned with Crestron touch panels and Lutron lighting.

The Study with inlaid crocodile skin floor, crocodile leather banquette seating and custom-built desk area with shagreen desk inlay and black glass wall panelling.

Grand double doors leading onto the main Reception Rooms overlooking Hyde Park.





## KITCHEN

Ebony macassar and black gloss Kitchen units are complemented by the reflective stretch ceiling. Upon entering one is welcomed by a feature wall of backlit Labradorite, a Madagascan semi-precious stone, and stainless steel double tramlines giving a Deco feel to the Black Zimbabwe marble flooring continuing from the Entrance Lobby. A Murano glass chandelier accompanies the shagreen covered tabletop and alligator banquette seating. Appliances include Sub-Zero fridges, two ovens, plate warmer, steamer, microwave, coffee machine and extra deep worktop. The room is cooled by climate control.



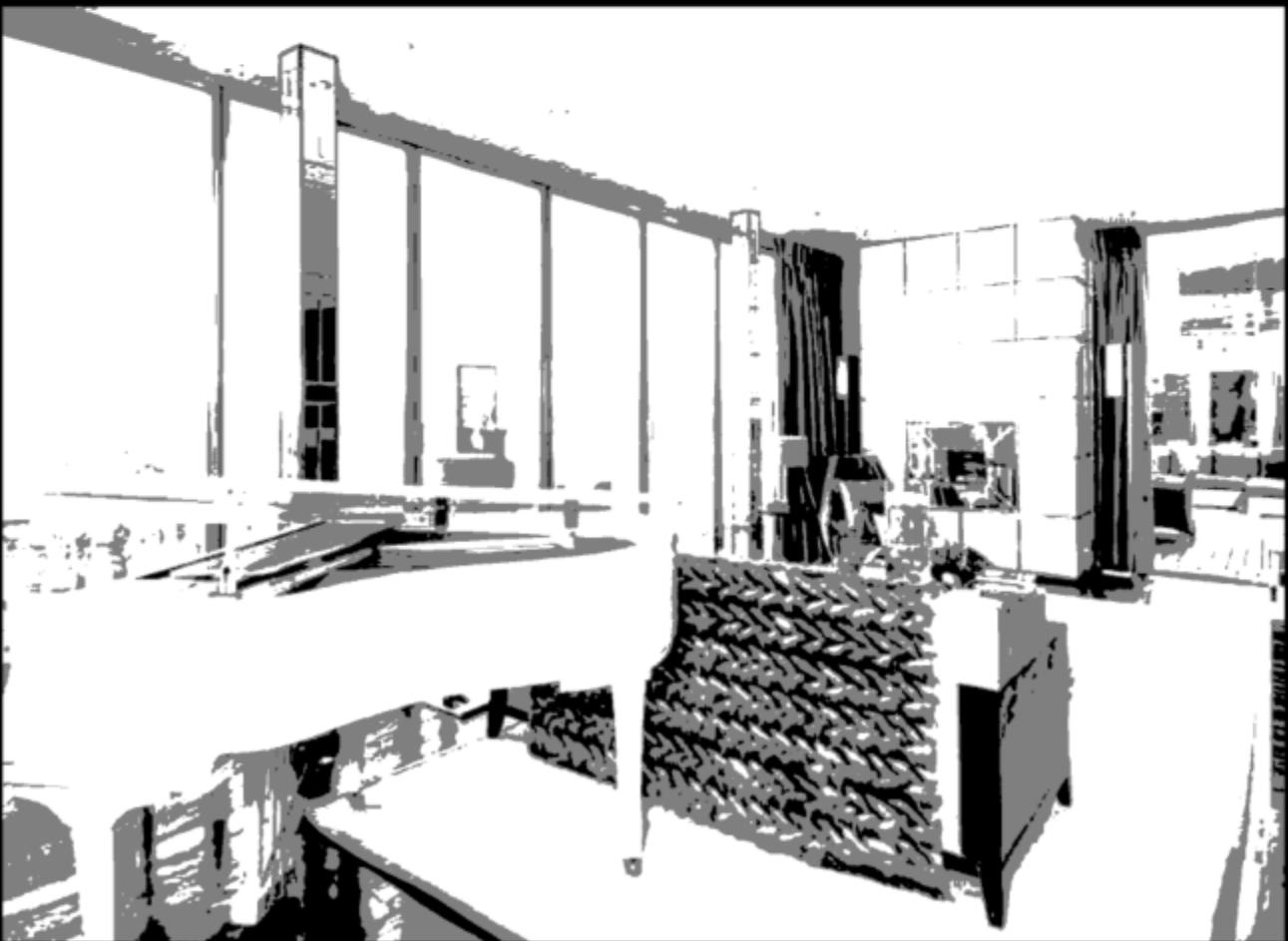
## FORMAL RECEPTION

Entertaining space on a grand scale features in this unique Penthouse, with solid American oak flooring throughout, spectacular views onto Hyde Park, bespoke walnut burr double height doors, fully air-conditioned with touch panels and Lutron lighting and sound throughout. Within the Formal Reception there are a number of entertaining areas:-

Library – Dramatic 3m high ceiling with floor-to-ceiling custom built feature bookcase. Oversized moulded doors make a startling entrance into the Dining Area with views towards Knightsbridge. A dramatic shaded Murano glass three-tiered chandelier is one of the many striking features of this room. Open-tread stairs with glass and chrome balustrades lead onto the principal entertaining area.

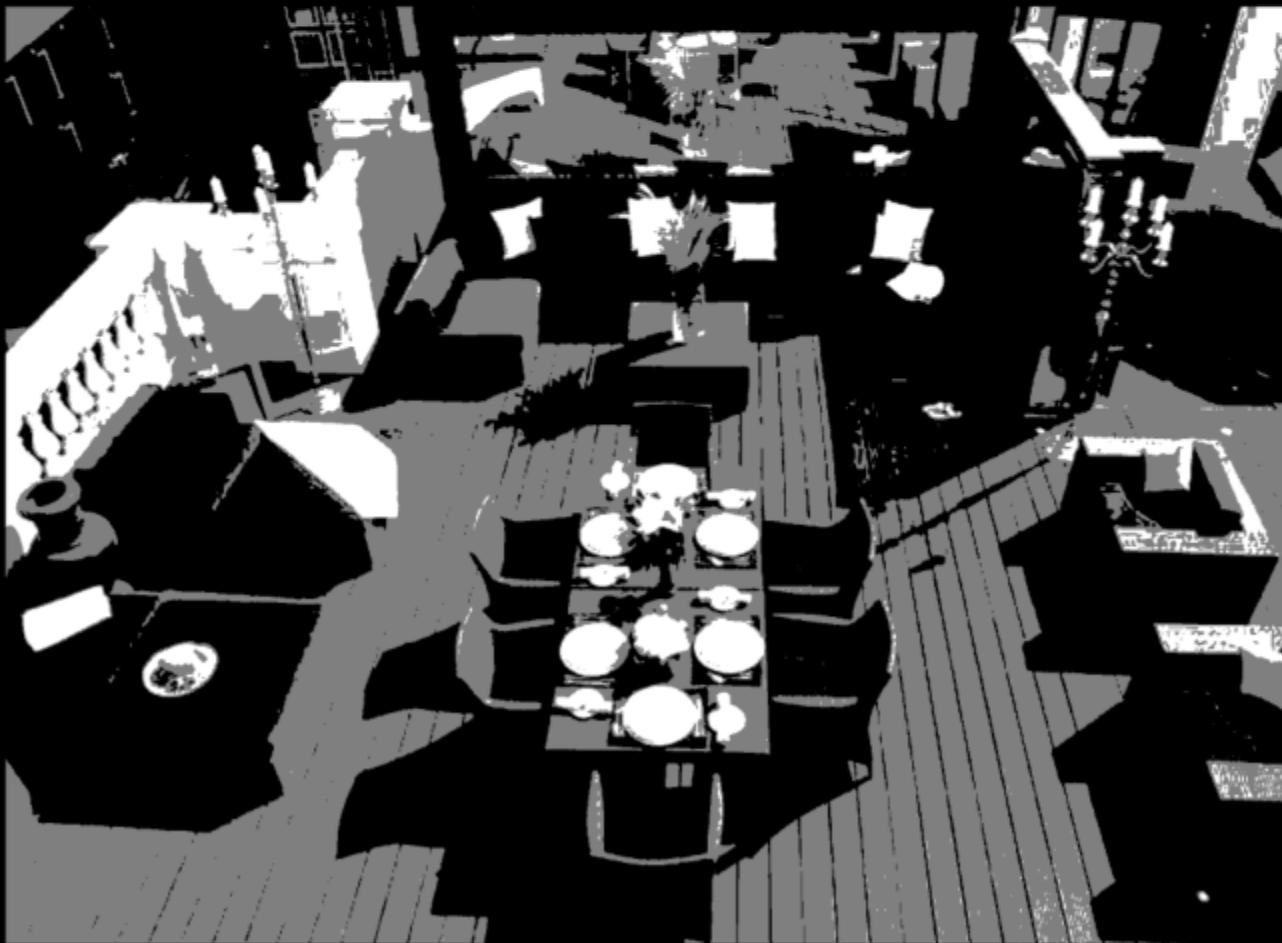
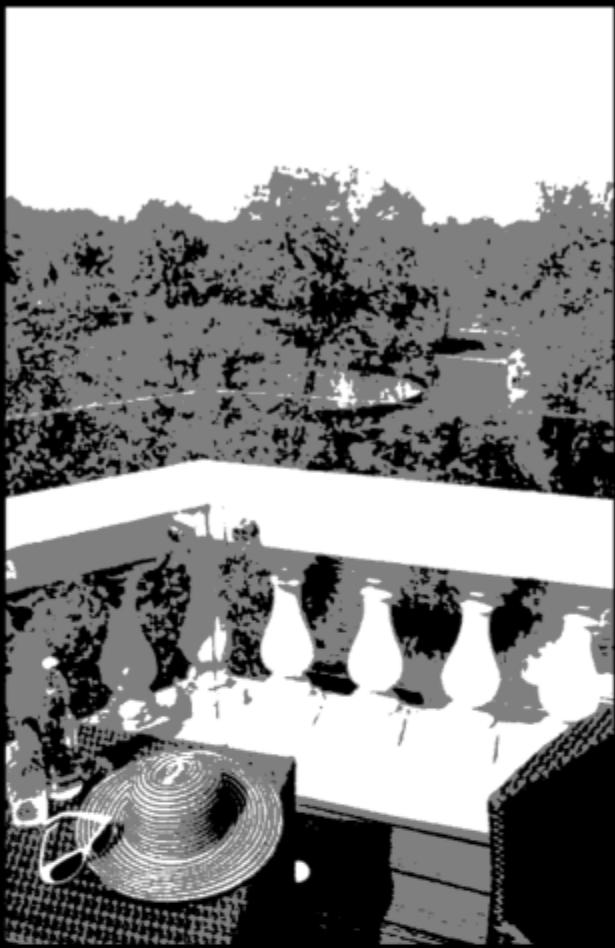
Breathtaking views are welcomed by the floor-to-ceiling bi-folding glass doors directly overlooking Hyde Park and accessing the wrap Terrace and outside living area. Chrome-framed patent leather panelling surrounds the contemporary Deco-inspired bevelled mirror gas fireplace. Paul Davies London bespoke furniture in ebony macassar and chrome finishes with pony skin and other contemporary upholstery leathers.

TV/Screening Room with a sumptuously deep, handmade, aubergine carpet, low-level bespoke deep-seated banquette in charcoal nubuck suede with dove grey pigskin piping. 60" plasma screen built within a custom-made dark grey veneered unit. An up-lit low-level shower of light also adds to the glamour of this room.





"There seems to be within all of us an innate yearning to be lifted momentarily out of our own lives into the realm of charm and make believe." Dorothy Draper

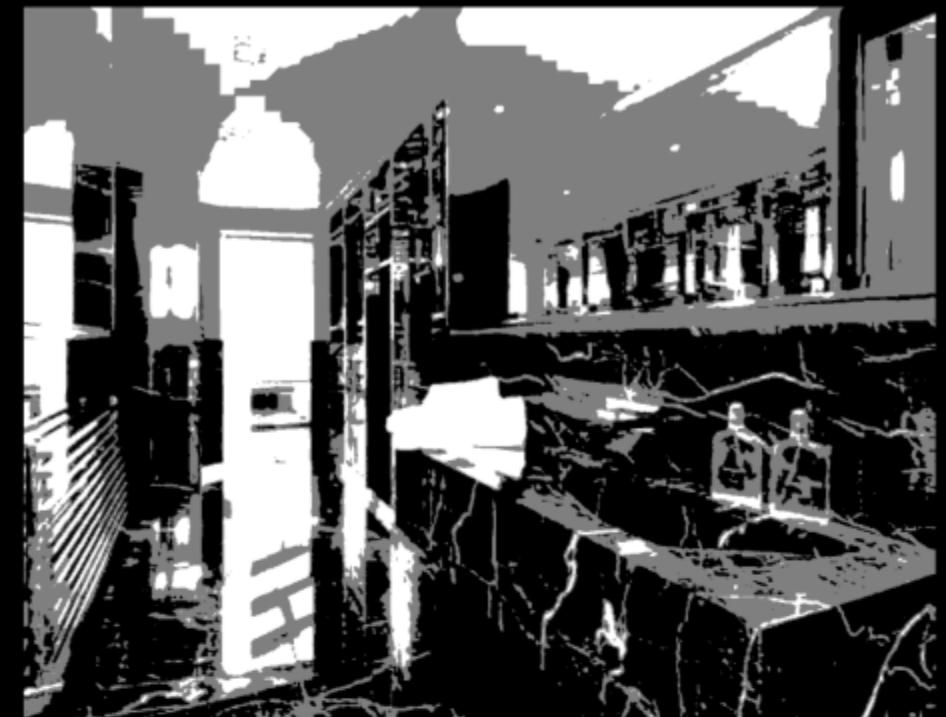


## LOUNGE TERRACE

The Penthouse boasts more than six Terraces including a beautiful outside living area with feature wall mirrors, contemporary chocolate brown woven lounge seating, dark stained timber decking, a feature fireplace and direct, unspoilt views into Hyde Park overlooking The Serpentine and South Carriage Drive.

In addition, there are six further Terraces from the Reception Rooms and Bedroom Suites. Currently the only Penthouse of this scale directly in Hyde Park.





## MASTER BEDROOM

The Master Bedroom Suite looks directly into Hyde Park with floor-to-ceiling windows, 100% silk handmade carpet and Swarovski crystal detail within the oversized white leather headboard. White glass and Swarovski crystal Italian furniture complement the calming all-white interior of this Master Bedroom Suite. A retractable 50" plasma TV is built into the ceiling to preserve the stunning views. Her Bathroom, lined with Calacatta marble, spoon bath and theatrical mirrored dressing area, complement the all-white interior of the bedroom, while His Bathroom in Port St Laurent marble gives a masculine feel with Rain Shower, Steam Room, bespoke chunky marble basin and Italian mirrored wardrobes. The wrap Terrace, overlooking the Park, is accessible directly from the Master Bedroom as well as His Bathroom, which adjoins the spa area with Hydrotherapy Jacuzzi spa bath and slate floor with Aquavision TV.



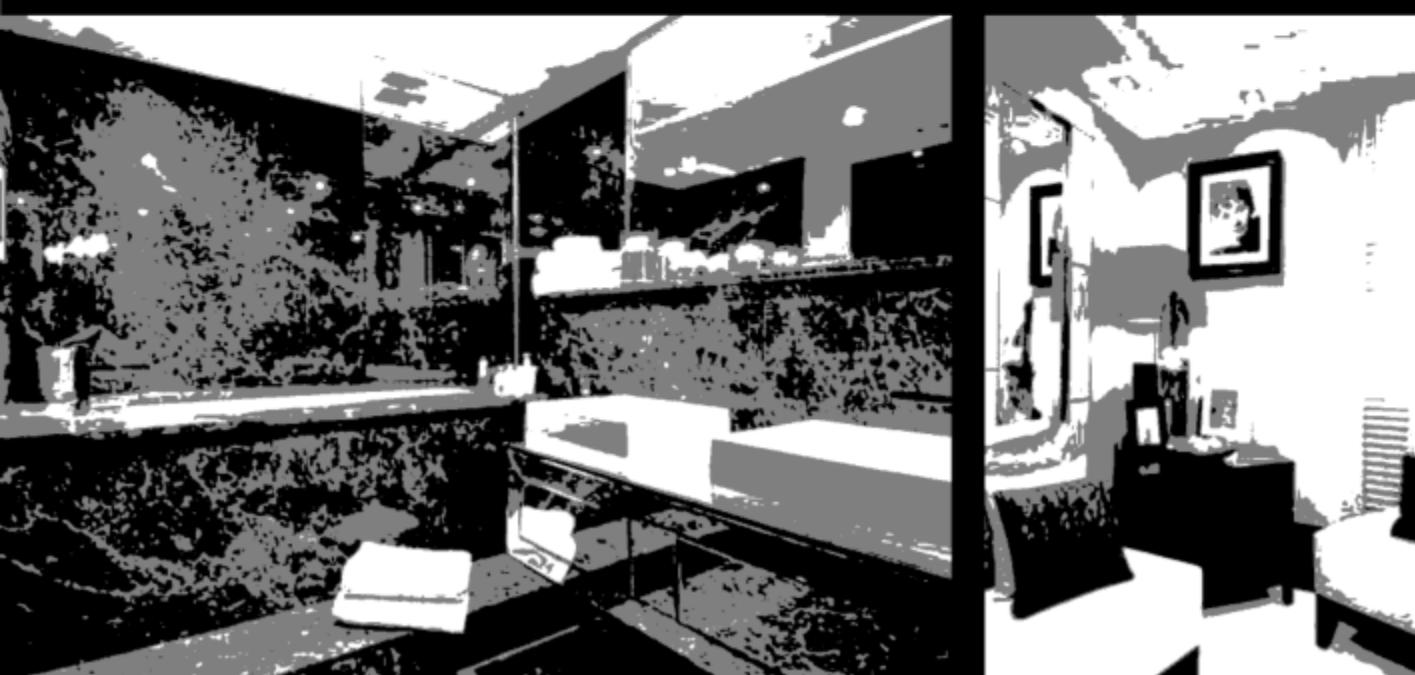
B E D R O O M   2

Pearlised eel skin oversized headboard with a linen carpet inset within a dark oak stained border. Mid-Atlantic style furniture in dark stained woods and light upholstery accompanies the built-in contemporary veneered wardrobes and TV unit. Double doors lead onto a large private outside Terrace area. The Ensuite Bathroom is reached by high gloss walnut doors and is lined in Italian Marron Imperial marble with an Aquavision TV and Deco-inspired mirrored basin cabinet with His & Her deck-mounted basins.



B E D R O O M   3

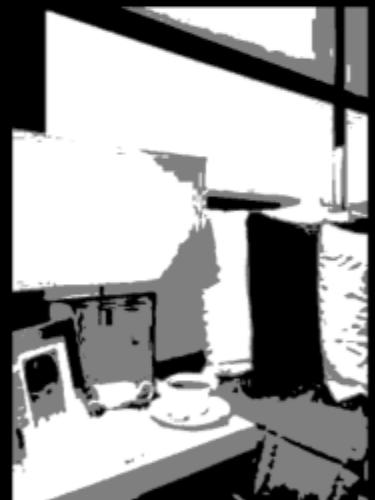
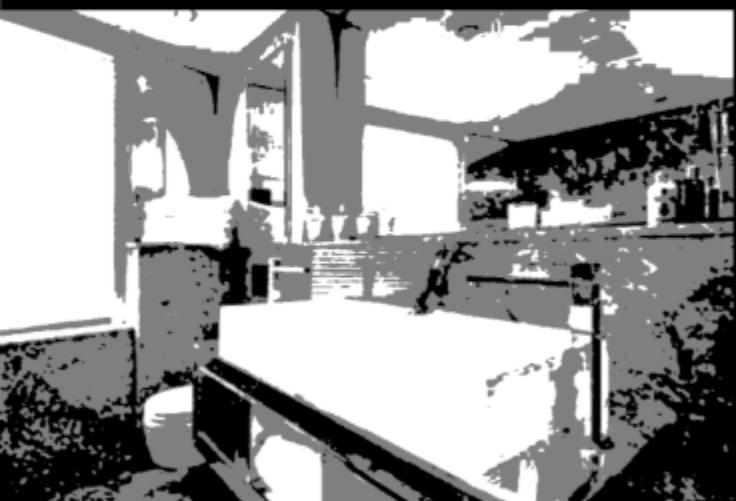
Patent plum panelled leather headboard with linen carpet inset within a dark oak stained border. Contemporary Deco-style furniture in sumptuous velvet upholstery and chrome finishes accompanies the built-in contemporary veneered wardrobes and TV unit housing a 26" plasma TV. The Ensuite Shower Room in Rosa Levante leads onto a private Terrace area.





B E D R O O M 4

Off-white Hornback crocodile panels are set within a dark stained walnut frame that is complemented by light wood, Deco-inspired furniture in pony skin. The TV unit and wardrobes are clad in coloured bird's eye maple veneer. Double doors lead onto a large outside private Terrace area. The Ensuite Bathroom, with Aquavision TV, is lined in an exceptional Salome marble with freestanding bath and His & Her deck-mounted basins on a Deco-inspired mirrored cabinet.



B E D R O O M 5

Striking metallic gold crocodile panelled headboard with a linen carpet inset within a dark stained oak border. Mid-Atlantic style furniture in light oak with luxurious upholstery in imitation rabbit fur harmonizes the TV unit and wardrobes, clad in contemporary coloured bird's eye maple veneer. The Ensuite Bathroom is clad in Rosa Levante.





## B E D R O O M 6

A pale blue panelled ostrich leather oversized headboard sets off the delicate blue linen carpet and contemporary, coloured veneered wardrobes and TV unit. The Mid-Atlantic style furniture has chrome finishes. The Dramatic Ensuite Bathroom in Nero Marquina has an extra wide basin and mirrored walls.



## G Y M & M A S S A G E R O O M

The custom designed Gym and Massage Room are situated overlooking Knightsbridge with access to the wrap Terrace. The striking Gym has a red crocodile leather inlaid floor and red veneered wall unit housing a 40" plasma TV. State-of-the-art Technogym mirrored equipment includes a mirrored Kinesis Personal Trainer and red crocodile skin punch bag.

In contrast, the relaxing Massage Room with slate floor and bespoke wenge unit, has a deck-mounted sink on a Thassos worktop with electric-operated massage table.





## S P E C I F I C A T I O N

The most spectacular Penthouse apartment in one of the most glamorous locations in the world. The apartment boasts 10,000 sqft of lateral living space, extensive Entertaining Rooms, Ensuite Bedrooms, Spa, Gym, six Terraces and Roof Gardens with 360 degree views overlooking Hyde Park.

**ENTRANCE:** High gloss walnut burr veneered panelling, moulded walnut doors lead into the Dining/Entertaining Reception, stainless steel double tramlines inlaid in the Black Zimbabwe flooring and bevelled mirror skirting detail.

**KITCHEN:** Ebony macassar and black gloss kitchen units, black reflective stretch ceiling, feature wall of back-lit Labradorite, Deco Black Zimbabwe flooring, shagreen covered tabletop, alligator banquette, Italian bespoke fully equipped Kitchen. The room is cooled by climate control.

**DINING ROOM:** Solid dark American oak flooring, black gloss stretch ceiling, Italian bespoke mirrored bar with Swarovski crystal detail, floor-to-ceiling plate glass windows. Grand double doors leading onto main Reception Rooms, fully air-conditioned with Crestron touch panels and Lutron lighting.

**STUDY:** Inlaid crocodile skin floor, crocodile leather banquette seating and custom-built desk area with shagreen desk inlay and plasma TV.

**LIBRARY:** Dramatic 3m high ceiling, floor-to-ceiling bookcase, Murano glass three-tiered chandelier, open-tread stairs with glass and chrome balustrade, oversized moulded walnut doors.

**FORMAL RECEPTION:** Breathtaking views of Hyde Park through floor-to-ceiling bi-folding glass doors. Patent leather Deco-inspired fireplace, Paul Davies London bespoke furniture in ebony macassar and chrome finishes with pony skin and other contemporary upholstery leathers. Direct access to outside living wrapTerrace, fully air-conditioned with Crestron touch panels and Lutron lighting.

**LOUNGE TERRACE AND FURTHER TERRACES:** Outside living area, wall mirrors, woven lounge seating, dark timber decking, feature fireplace and direct views into Hyde Park. Six further Terraces. Currently the only Penthouse of this scale directly in Hyde Park.

**TV/SCREENING ROOM:** Sumptuous handmade aubergine carpet, deep-seated banquette in charcoal nubuck suede, 60" plasma TV, up-lit low-level lights.

**MASTER BEDROOM:** Headboard with Swarovski crystal detail and Italian furniture with Swarovski crystal detail, retractable 50" plasma TV built into ceiling to preserve the stunning views, leading onto His and Her Master Bathrooms and private Terrace.

**HER MASTER BATHROOM/DRESSING ROOM:** Calacatta marble, spoon bath, Italian mirrored wardrobes, separate shower with power jets and Aquavision TV.

**HIS MASTER BATHROOM/DRESSING ROOM:** Port St Laurent marble, Rain Shower and Steam Room, Italian mirrored wardrobe, bespoke chunky marble basin.

**HYDROTHERAPY SPA:** Hydrotherapy Jacuzzi spa bath, Opaque glass walls, slate floor and Aquavision TV.

**BEDROOM 2:** Pearlised eel skin oversized headboard, mid-Atlantic style furniture, fitted veneered wardrobes, double-doors to Terrace, Ensuite Bathroom in Marron Imperial marble.

**BEDROOM 3:** Patent plum leather oversized headboard, Deco style furniture in sumptuous velvet, fitted veneered wardrobes, Ensuite in Rosa Levante marble bathroom onto private Terrace.

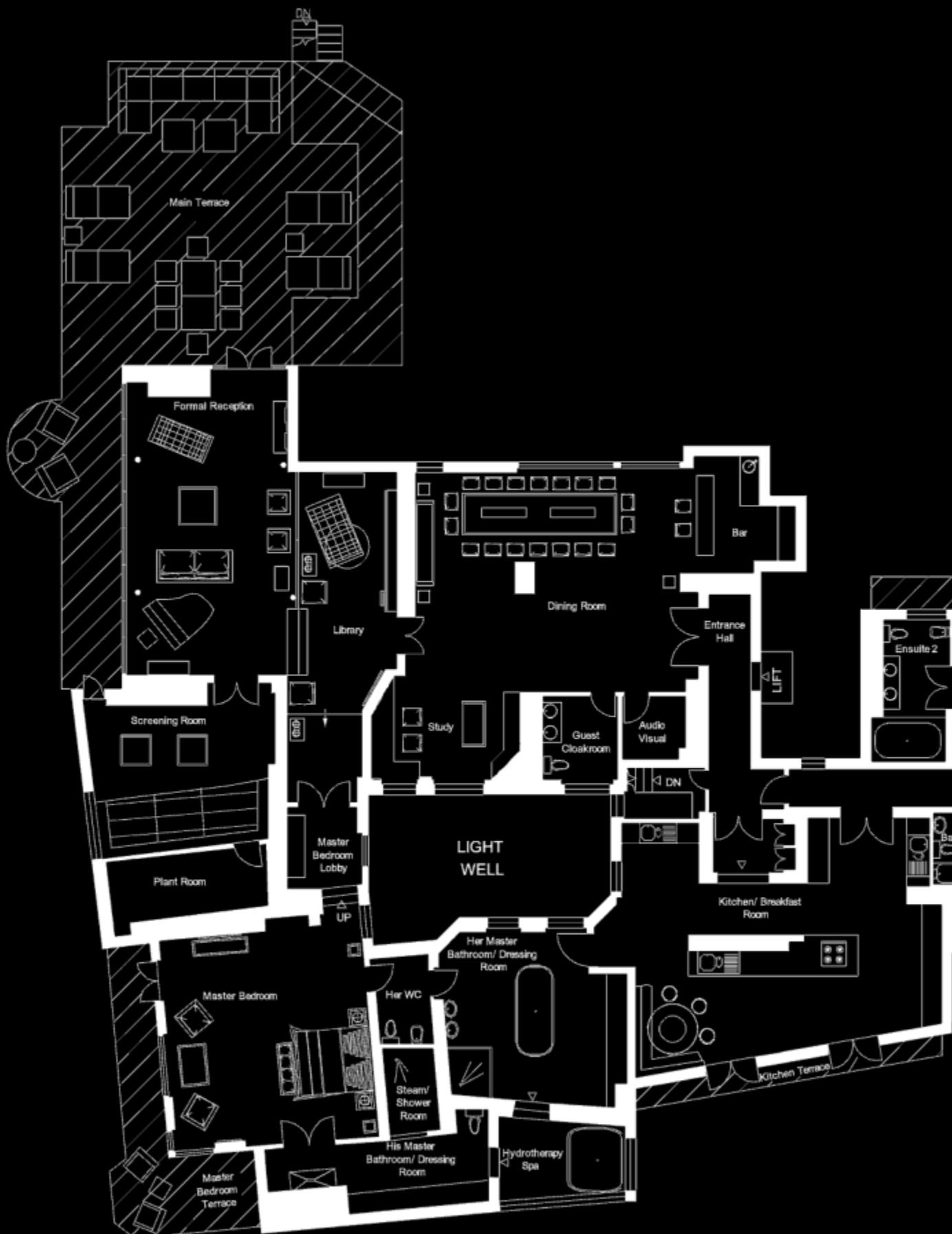
**BEDROOM 4:** Off-white Hornback crocodile panels, Deco inspired furniture in pony skin, fitted veneered wardrobes in bird's eye maple, Ensuite Bathroom in Salome marble leading onto private Terrace.

**BEDROOM 5:** Metallic gold crocodile oversized headboard, mid-Atlantic style furniture, Ensuite Bathroom in Rosa Levante.

**BEDROOM 6:** Pale blue panelled ostrich leather oversized headboard, Ensuite Bathroom in Nero Marquina.

**GYM AND MASSAGE ROOM:** Red crocodile leather inlaid floor, red veneered wall, state-of-the-art Technogym equipment including a mirrored Kinesis Personal Trainer.

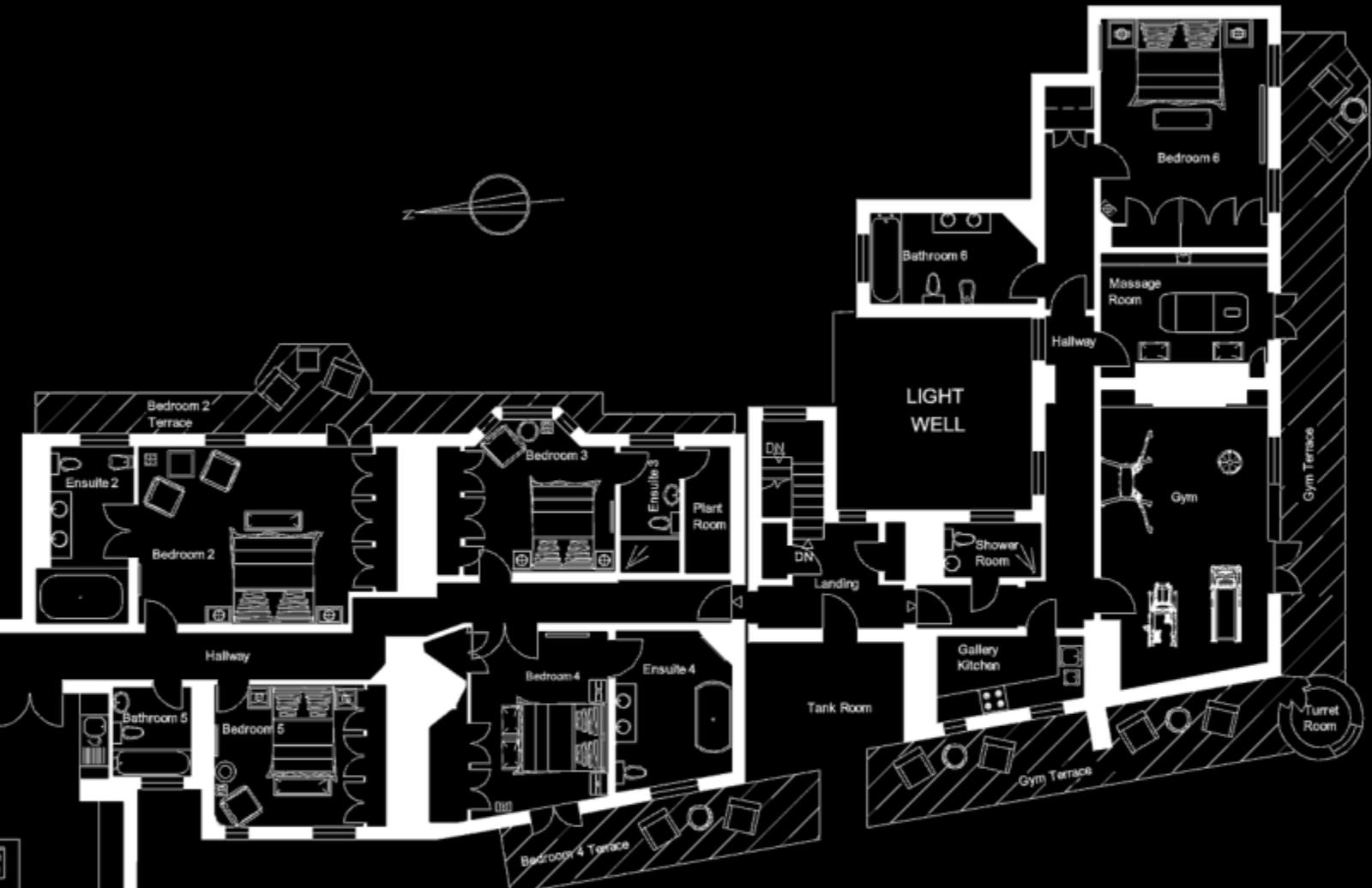
Lutron controlled lighting, Crestron AV and air-conditioning throughout.



S I X T H F L O O R

GROSS INTERNAL FLOOR AREA: 953 SQ M / 10,255 SQ FT (INCLUDING TERRACES)

GROSS INTERNAL FLOOR AREA: 756 SQ M / 8,139 SQ FT (EXCLUDING TERRACES)



- FORMAL RECEPTION: 8.9m x 4.8m / 29ft x 15.7ft
- DINING ROOM: 8.3m x 6.5m / 27.2ft x 21.3ft
- STUDY: 4.3m x 3.2m / 14.1ft x 10.5ft
- LIBRARY: 7m x 2.9m / 23ft x 9.5ft
- LOUNGETERRACE: 8.8m x 8.6m / 28.9ft x 28.2ft
- SCREENING ROOM: 5.5m x 4.3m / 18ft x 14.1ft
- KITCHEN: 10.1m x 7.2m / 33.1ft x 23.6ft
- MASTER BEDROOM: 6.2m x 6m / 20.3ft x 19.7ft
- BEDROOM 2: 6.1m x 4.2m / 20ft x 13.8ft
- BEDROOM 3: 4.2m x 3.4m / 13.8ft x 11.2ft
- BEDROOM 4: 4.3m x 4.2m / 14.1ft x 13.8ft
- BEDROOM 5: 4m x 3.3m / 13.1ft x 10.8ft
- BEDROOM 6: 5.3m x 3.9m / 17.4ft x 12.8ft
- GYM: 6.3m x 3.9m / 21.3ft x 12.8ft
- MASSAGE ROOM: 3.9m x 2.9m / 12.8ft x 9.5ft

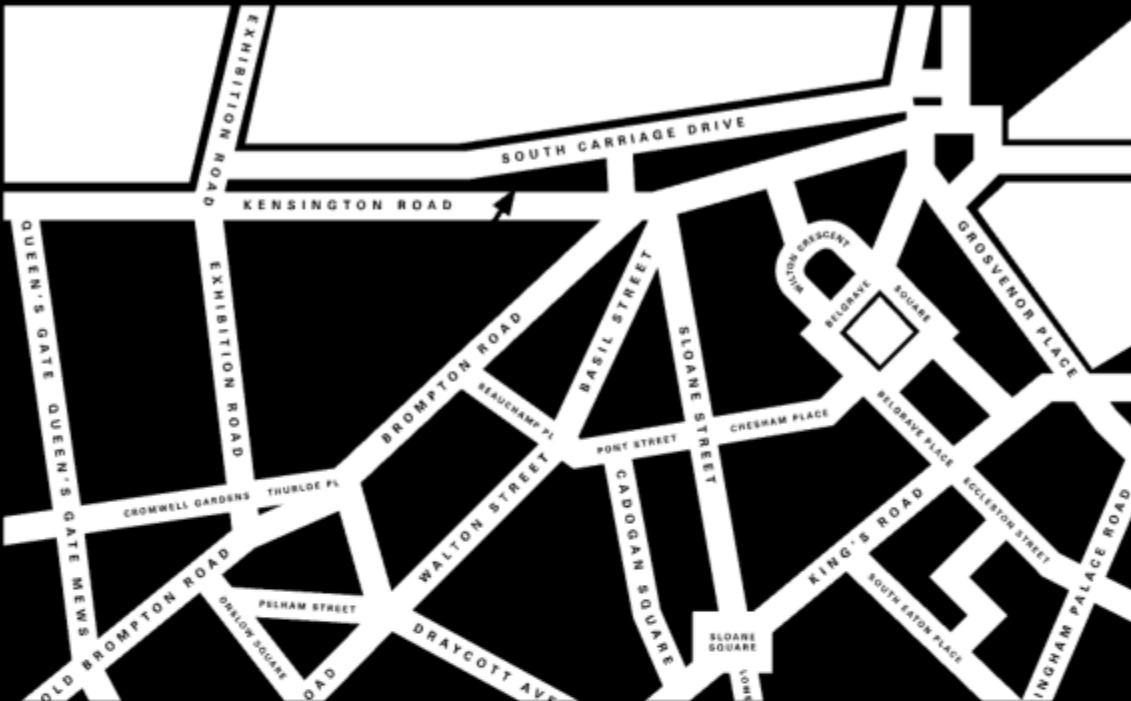
These dimensions are approximate

For identification purposes only, not to scale



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## LOCATION

This unique and spectacular Penthouse occupies the entire sixth floor of this Victorian apartment building with a direct 150ft wide frontage onto Hyde Park in the heart of Knightsbridge, overlooking South Carriage Drive and the Serpentine Lake. Only in Central Park, New York could such a rare and spectacular Penthouse be compared.

Located between Hyde Park and Knightsbridge, this elegant Victorian apartment building is uniquely placed directly in one of London's famous parks, close to the renowned shopping thoroughfares of Sloane Street and Knightsbridge with stores such as Harrods and Harvey Nichols close at hand. Next door, The Royal Household Cavalry barracks house the Queen's Guards who ride in front of the apartment every day to Buckingham Palace and back. South Carriage Drive, which is directly in front of the apartment is a very quiet road within the Park and is closed on Sundays making the apartment beautifully uninterrupted and peaceful at all times. The London underground is a short walk away serving the whole of London and many famous restaurants are close to hand such as Mr Chow's, Zuma, Marcus Wareing and Boxwood cafe to name just a few. Excellent prep schools, such as Hill House, are within the locale as are many great fashion boutiques and hairdressers. There are also famous and fashionable hotels nearby, such as The Berkeley, The Mandarin Oriental and No11 London, off Sloane Street.

## HARRODS ESTATES LUXURY PROPERTY AGENTS

KNIGHTSBRIDGE OFFICE: +44 (0) 20 7225 6508

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.