



## **RUSSELL SIMPSON**

Modern three-bedroom  
Knightsbridge house with off-street  
parking to rent

CLABON MEWS  
KNIGHTSBRIDGE SW1X

# Clabon Mews

# Let

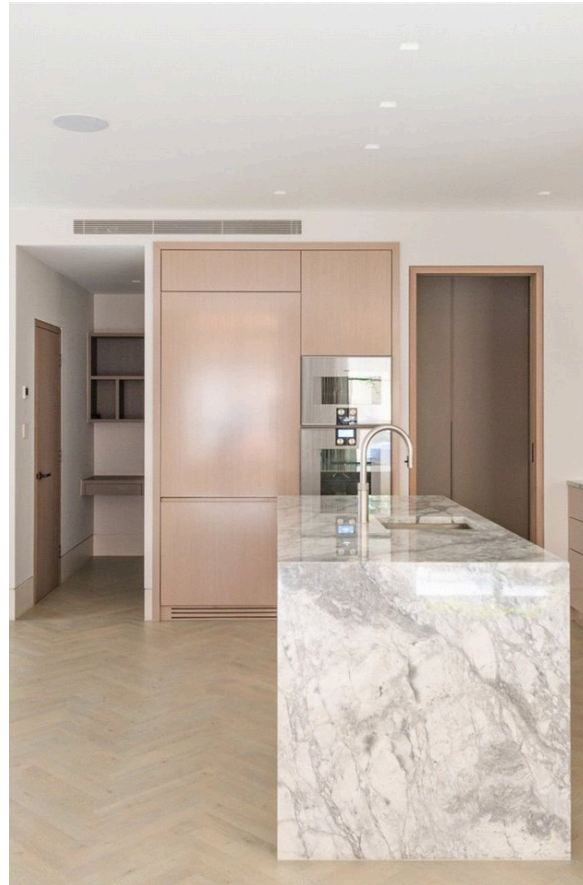
BEDROOMS 3	INTERNAL 2,534 SQ FT	OUTDOOR 114 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 4	235 SQM	EPC C	COUNCIL TAX RBKC, H





# The Property

Spacious house with sophisticated interiors and air conditioning on a sought-after mews



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img 1

Terrace

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img 2

Kitchen



## Indoor Spaces

Entering the house on the ground floor, the foyer leads directly into a generous reception room with high ceilings. A stylish staircase leads down to the open-plan kitchen, with three double French doors opening out onto the patio and filling the space with light. The kitchen has enough room for a separate dining area, while this floor also contains a pantry and a guest WC.



## The Bedrooms

This first floor is entirely occupied by the principal suite. This includes a bedroom, a bathroom with bath and show, and a walk-in wardrobe. The second floor features two more bedrooms, both ensuite and with built-in storage space.

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img 1

Principal Bedroom

img 2

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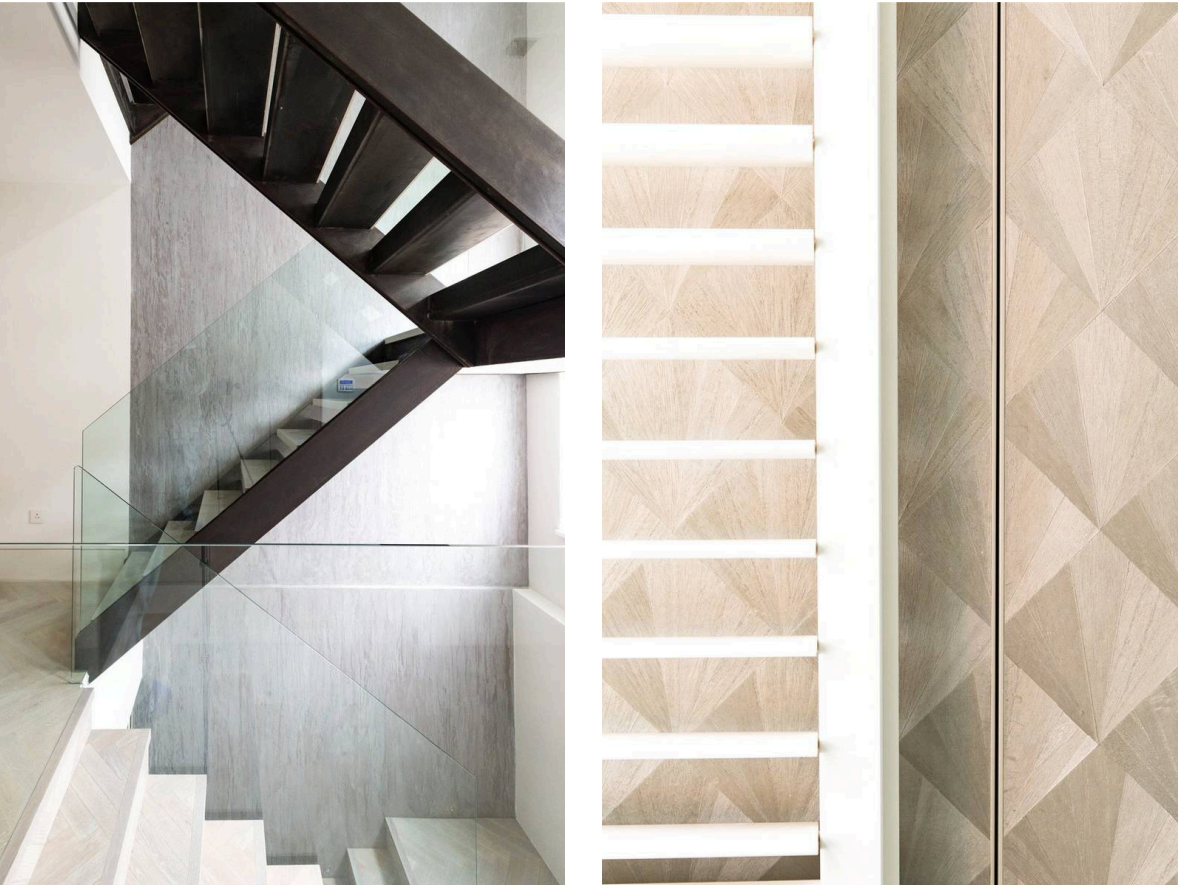
Principal Bathroom





# The Design

The house is decorated in a contemporary style, with a sophisticated use of glass, metal and wood textures. It has been sensitively designed to maximise the light, and includes air-conditioning and underfloor heating throughout.



img 1

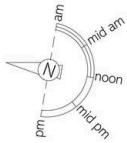
Modern Staircase

# The Neighbourhood

The house includes a garage with off-street parking. Furthermore, the rear patio has enough space for entertaining outside.

Clabon Mews is a cobbled street behind Cadogan Square, which has been home to celebrated figures like the actors Christopher Lee and Boris Karloff. The central location and substantial properties make this a popular and prestigious mews. From here, the world-class restaurants and shops of Knightsbridge are close. In addition, both Knightsbridge and Sloane Square underground stations are within easy reach. Finally, Hill House and Sussex House schools are a few moments' walk away.





## Clabon Mews, SW1

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SIMPSON**

**Approximate Internal Area**  
2,574 sq ft / 235 sq m

**Including limited use area**  
22 sq ft / 2 sq m

**Outside Area**  
115 sq ft / 11 sq m

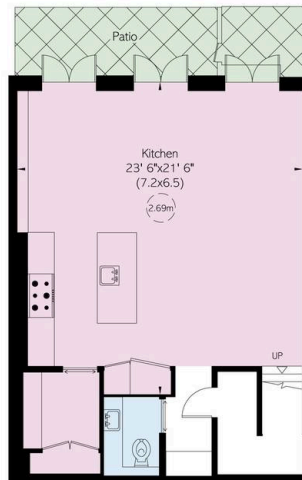
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



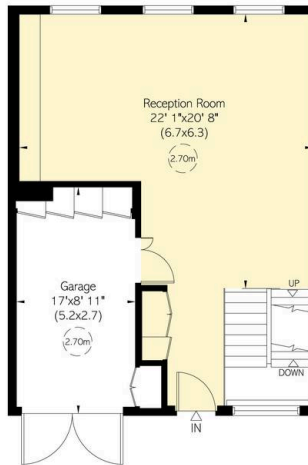
First Floor



Second Floor



Basement



Ground Floor

**RUSSELL  
SIMPSON**

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