



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 235 SQM	OUTDOOR 114 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 4		EPC C	COUNCIL TAX RBKC, H



The Property

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



img 1

Terrace

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

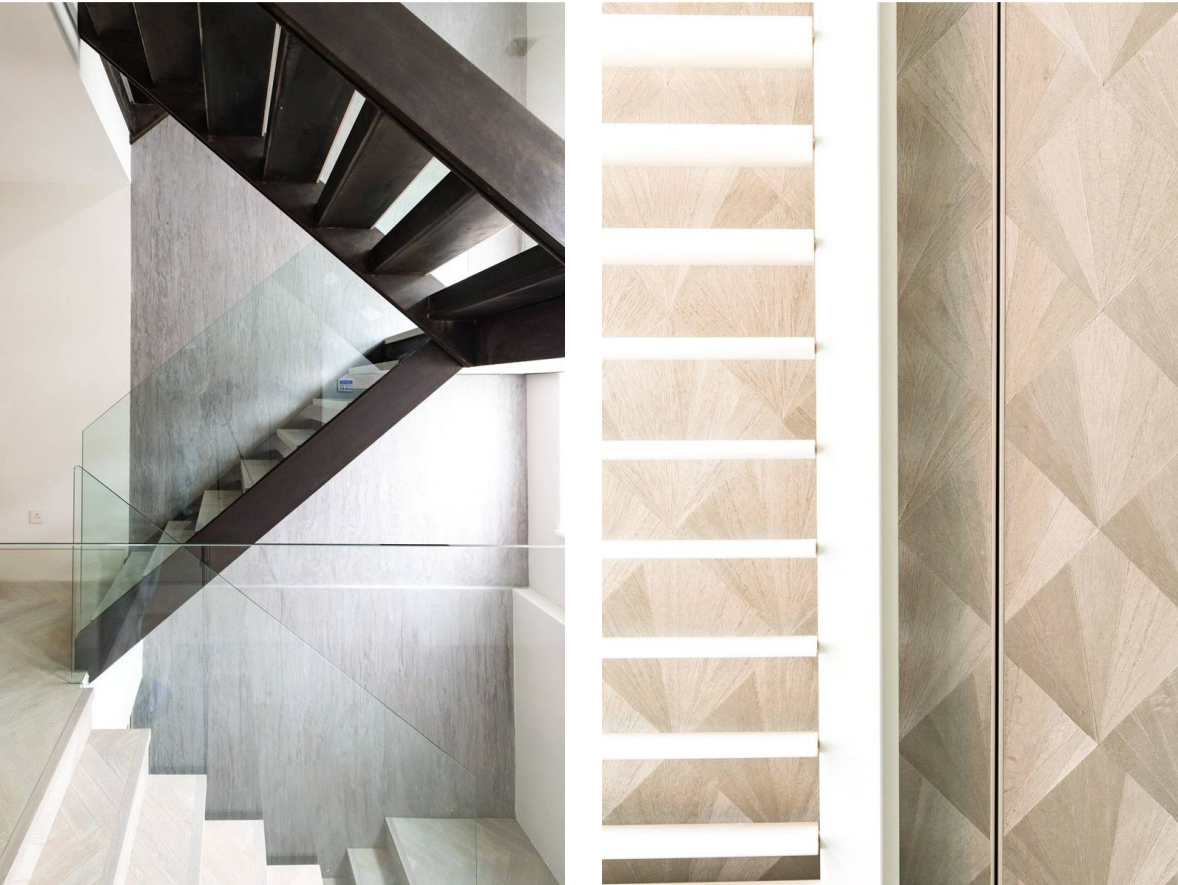
This first floor is entirely occupied by the principal suite. This includes a bedroom, a bathroom with bath and show, and a walk-in wardrobe. The second floor features two more bedrooms, both ensuite and with built-in storage space.

img 1	Principal Bedroom
img 2	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.



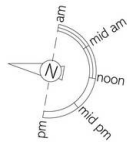
img 1

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

**RUSSELL
SIMPSON**

Approximate Internal Area

2,534 sq ft / 235 sq m

Including limited use area

22 sq ft / 2 sq m

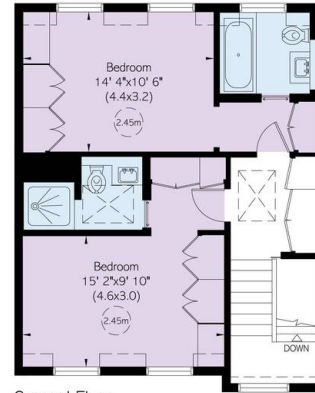
Outside Area

115 sq ft / 11 sq m

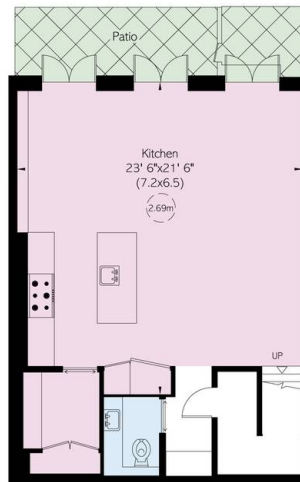
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



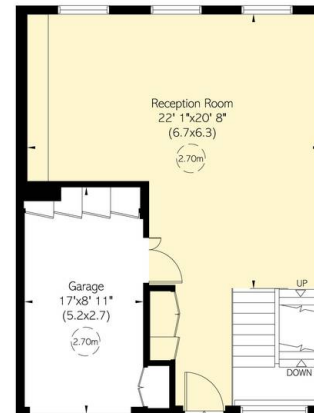
First Floor



Second Floor



Basement



Ground Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@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. October 2021