

TWO

THE LANSBURY

K N I G H T S B R I D G E

MODERN LUXURY

We are delighted to offer an outstanding 3/4 bedroom triplex with nearby secure parking in the heart of Knightsbridge close to the world's most famous department store, Harrods.

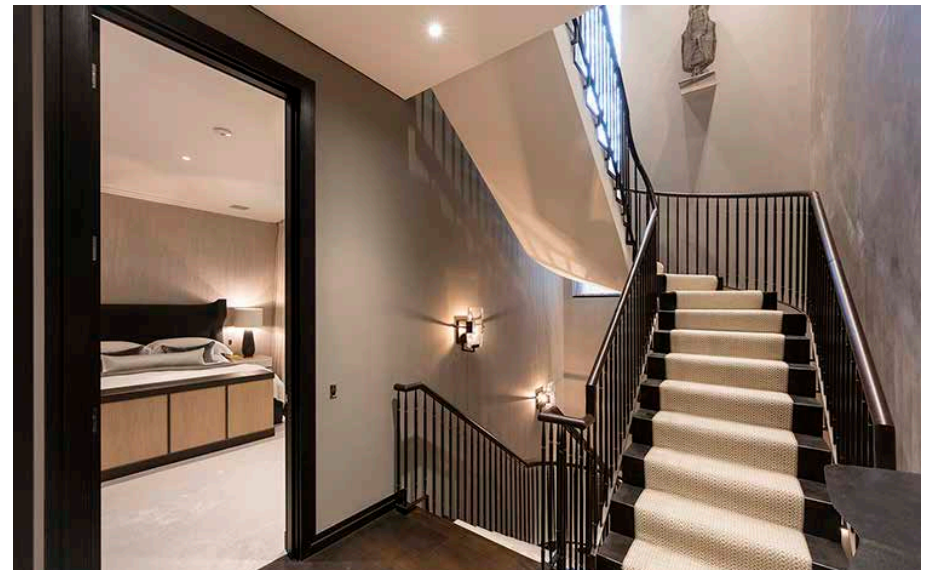
The Lansbury was completed in 2012 by the globally renowned developers Finchatton. The triplex, one of only six apartments has been enhanced by Fiona Barratt Interiors and harmonises a blend of bespoke glass, stone and joinery in a warm palette.

Utmost discretion and security are provided through the concierge.





The accommodation comprises a 30ft (9.14M) reception room incorporating a bespoke Bulthaup Kitchen with Gaggenau appliances. Fully integrated Crestron AV together with recently upgraded comfort cooling and under floor heating run throughout. A feature stairway leads to the lower floors which are graced by 10ft high ceilings (3.05M) offering a level of finish very rarely seen in Prime Central London. The three generous bedroom suites showcase intricate joinery and hand-crafted marble bathrooms. The detailing continues through into the well-appointed cinema and additional reception/sleeping area.







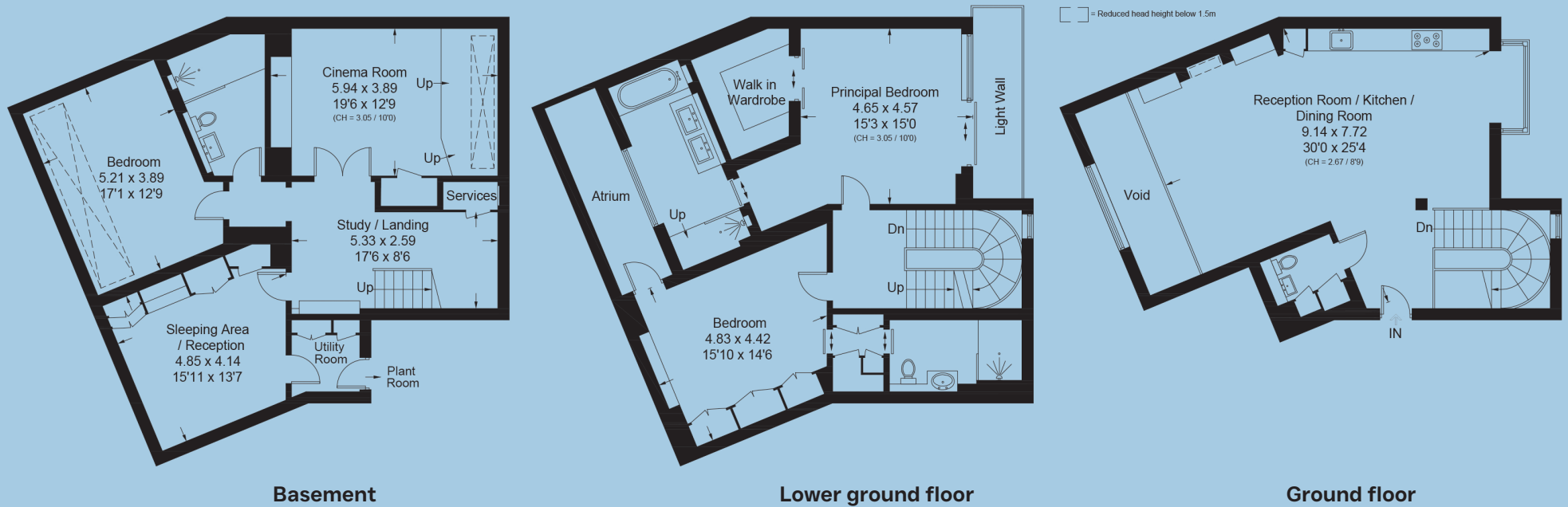
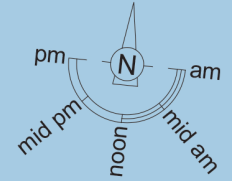


THE LOCATION



THE LANSBURY SW3

Approximate area: 2845 sq ft / 264.3 sq m
(excluding void / including basement and
limited use area of 6 sq ft / 0.6 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. (ID949540)

TERMS

TENURE

999 Years from Jan 2013, 988 years remaining

SERVICE CHARGE

£17 per square foot

GROUND RENT

£1500 per annum

FORTIS ADVISORS

Tim Macpherson
07974 201367
tim@fortisadvisors.co

Charles Davis
07525 175274
charles@fortisadvisors.co

7 New Quebec Street
London
W1H 7RH
Tel: 0203 3938133