

ROKSTONE



Clabon Mews Knightsbridge SW1X

A stunning four bedroom mews house situated between Knightsbridge and Sloane Square. The property boasts a large bright open plan kitchen/ reception room, a mezzanine TV room, spacious master suite with lots of wardrobe space and dressing area leading to the en suite bathroom. There is a second bedroom with en suite also with access to the patio garden. There are two further bedrooms, one double and one single. The property also benefits from a garage, two utility rooms and benefits from home automated technology including Crestron controlled home entertainment system, Lutron lighting and air conditioning throughout.

Situated moments from Cadogan Square, the property is also within easy reach of Sloane Street, Sloane Square and all the restaurants and boutiques of Kings Road and Harrods. This would be the perfect pied de terre or home.

Price £3,000 pw



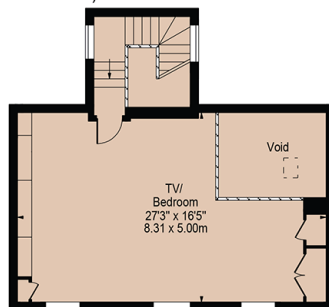
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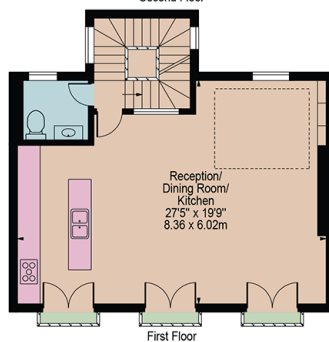
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Approx. Gross Internal Area 2588 Sq Ft - 240.43 Sq M
(Including Garage & Excluding Void)

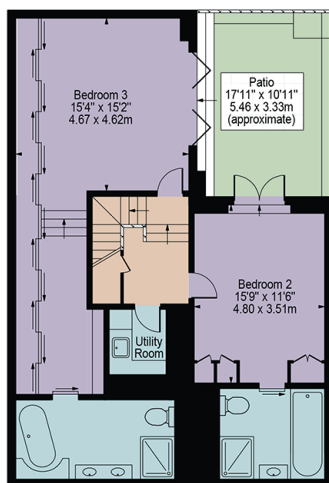
Approx. External Area 227 Sq Ft - 21.09 Sq M
(Including Patio & Balcones)



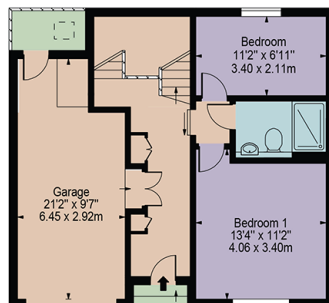
Second Floor



First Floor




Lower Ground Floor




Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 74 | 76 |
| | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 72 | 73 |
| | | EU Directive 2002/91/EC |  |

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