



Herbert Crescent, SW1X

£16,500 pw

A beautifully refurbished seven bedroom double fronted townhouse, located just off Sloane Street only moments from Hyde Park and Harrods.

Five Double Bedrooms | Five Bathrooms | Air-Conditioning | Swimming Pool | Media/TV Room | Conservatory | Lift Access |

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 **LANDSTONES**

The red brick facade with its period features and architectural details reveals a home of grand proportions that has been carefully modernised for 21st century living. Occupying approximately 5,814 sq ft, this magnificent contemporary family home is presented in excellent order throughout with a new build interior showcasing quality craftsmanship and designer materials.

Entering on the ground floor of this unique home, you are met with a grand entrance hall. The ground floor comprises an grand dining room and a conservatory breakfast room that leads onto the rear terrace.

On the first floor you are greeted by an elegant living room with French doors leading to a separate study.

The master bedroom that fills the entire second floor incorporates a large bathroom and walk through dressing room. There are six further bedroom suites arranged over the third and fourth floors, with good built in storage and en-suite bathrooms. Additional benefits include air conditioning, a roof terrace, and a spacious lift.

The lower ground floor comprises a family kitchen which opens onto a beautiful patio, a media/TV room, staff quarters, an indoor swimming pool with guest cloakroom and shower room.

Herbert Crescent is located just a few minutes' walk from Sloane Street and Hyde Park. Also in close walking distance are both Knightsbridge and Sloane Square tube stations and the popular shopping experience offered on the Kings Road, Brompton Road and Harrods.





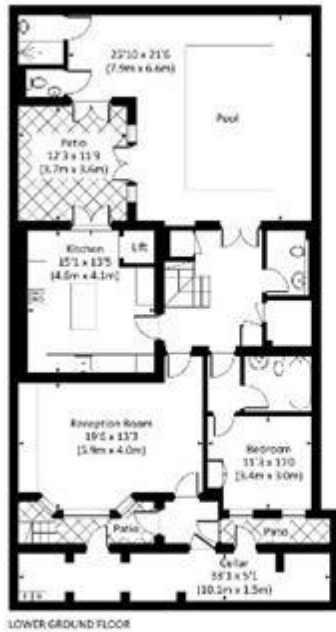
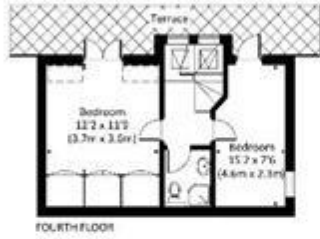
HERBERT CRESCENT, SW1X

Approx. gross internal area

5814 Sq Ft. / 540.1 Sq M.

45 Sq Ft / 4.2 Sq M. Reduced Headroom

5859 Sq Ft / 544.3 Sq M. Including Reduced Headroom / Cellar



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2021 www.dowlingjones.com 020 7610 9933



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | 68 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.