

42  
CADOGAN  
— P L A C E —

A unique development of a stunning property that sits within one of the world's most exclusive districts – Belgravia. This luxury residence combines cutting-edge contemporary design with classic majesty and enjoys a charming view over private manicured gardens, offering a sense of tranquillity in the centre of London.

# 42



# ARCHITECTURAL SPLENDOUR

## *The entrance*

Through a door set within the distinctive immaculately restored stucco-fronted façade, the stunning bespoke lighting accentuates the classical features, adding to an atmosphere of rich architectural splendour.







## BREATHTAKING PROPORTIONS

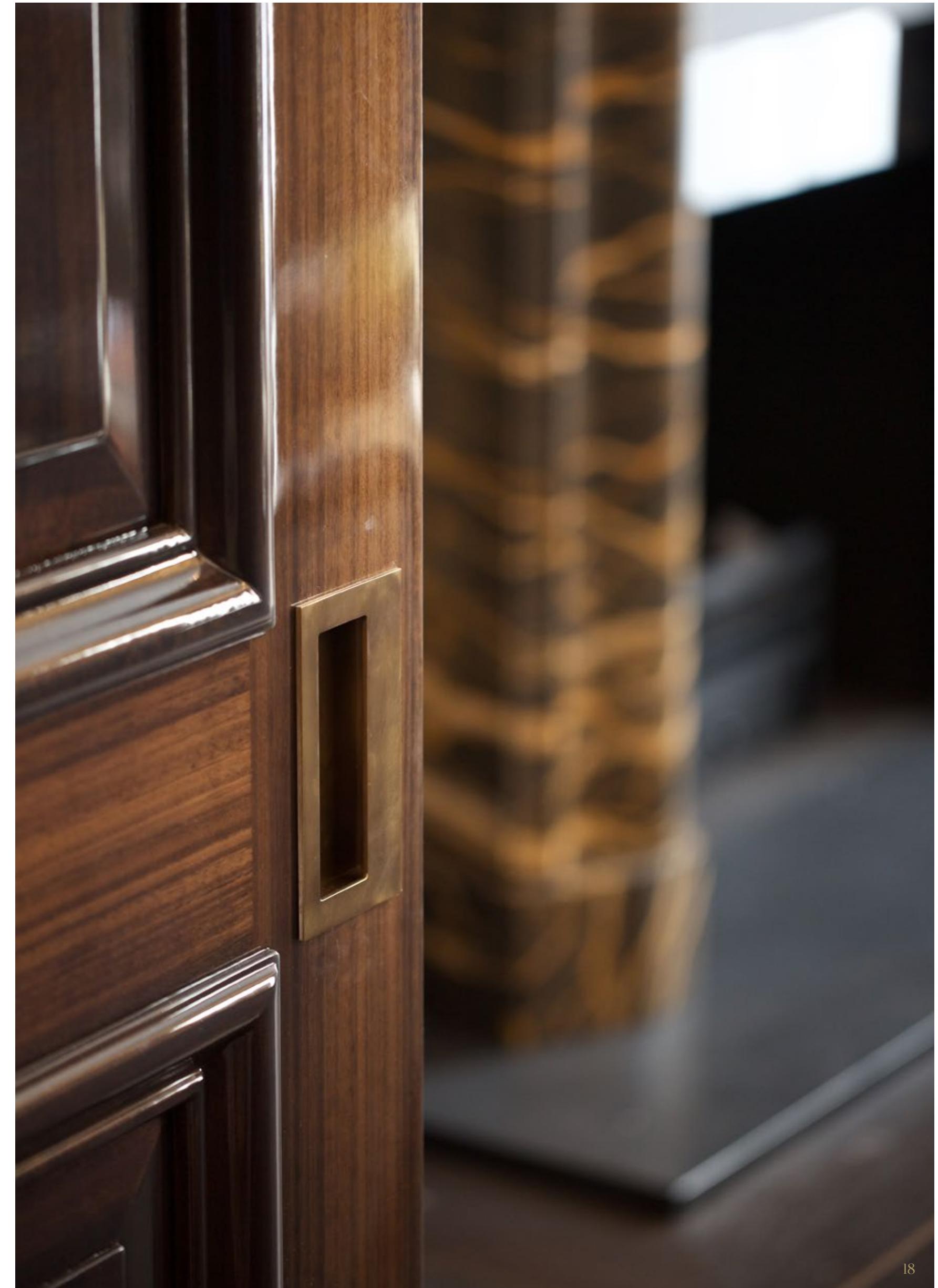
### *Entertaining rooms*

A careful combination of classical and contemporary styling highlights the rooms' breathtaking proportions and luxurious details. Gold and silver leafing gently reflects light, enhancing the rich ebonized oak flooring, handsome marble fireplaces and handcrafted dark wood fittings and furniture.









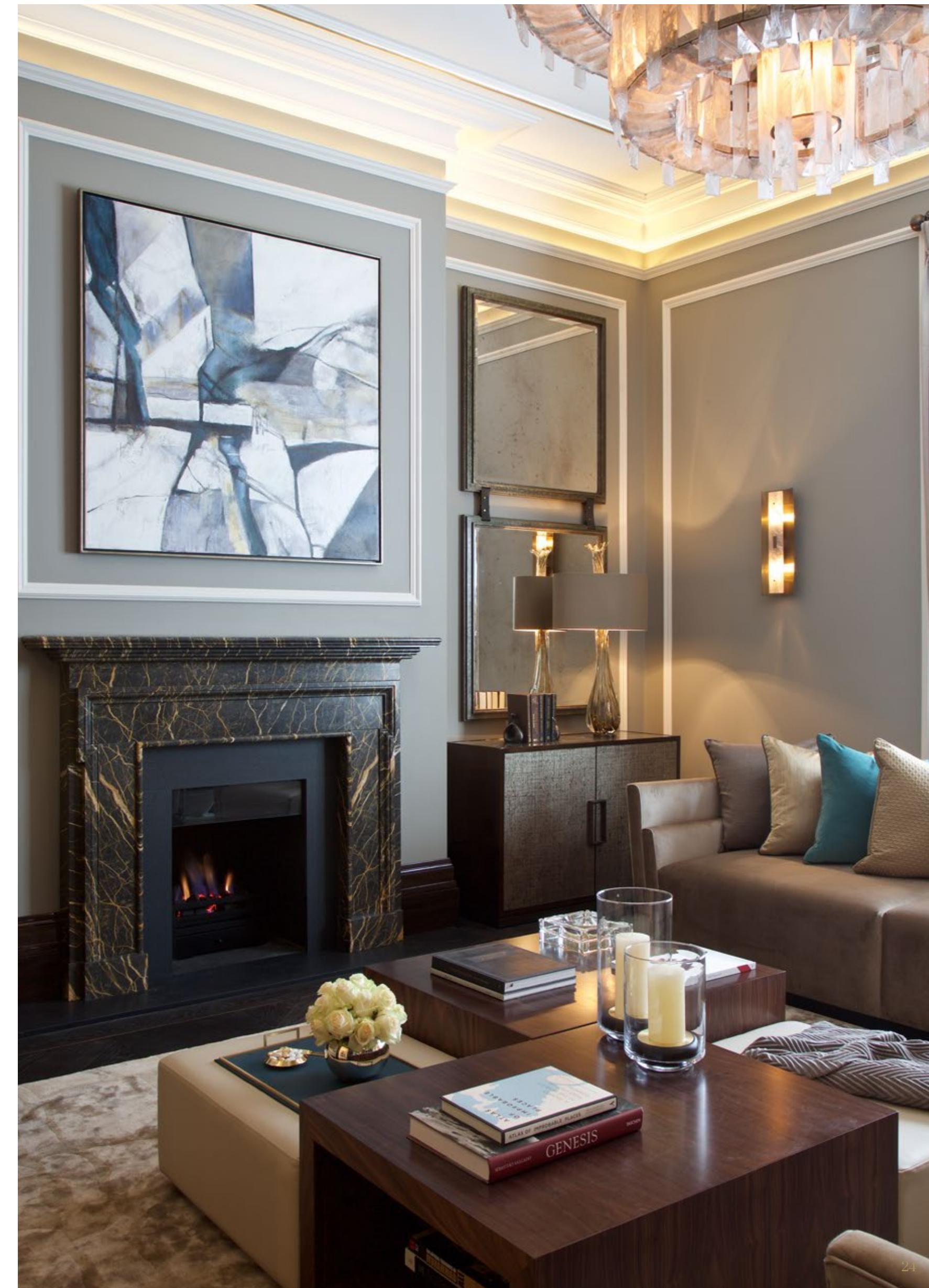




CADOGAN PLACE  
BREATHTAKING PROPORTIONS



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## SPECTACULAR STYLE

### *Kitchen & breakfast room*

State-of-the-art Gaggenau appliances punctuate British handcrafted units in a striking fumed eucalyptus veneer and spectacular polished marble work surfaces. Opening onto beautifully designed gardens, the kitchen features a stylish integrated breakfast bar and separate dining table seating eight that complements the property's separate formal dining space.

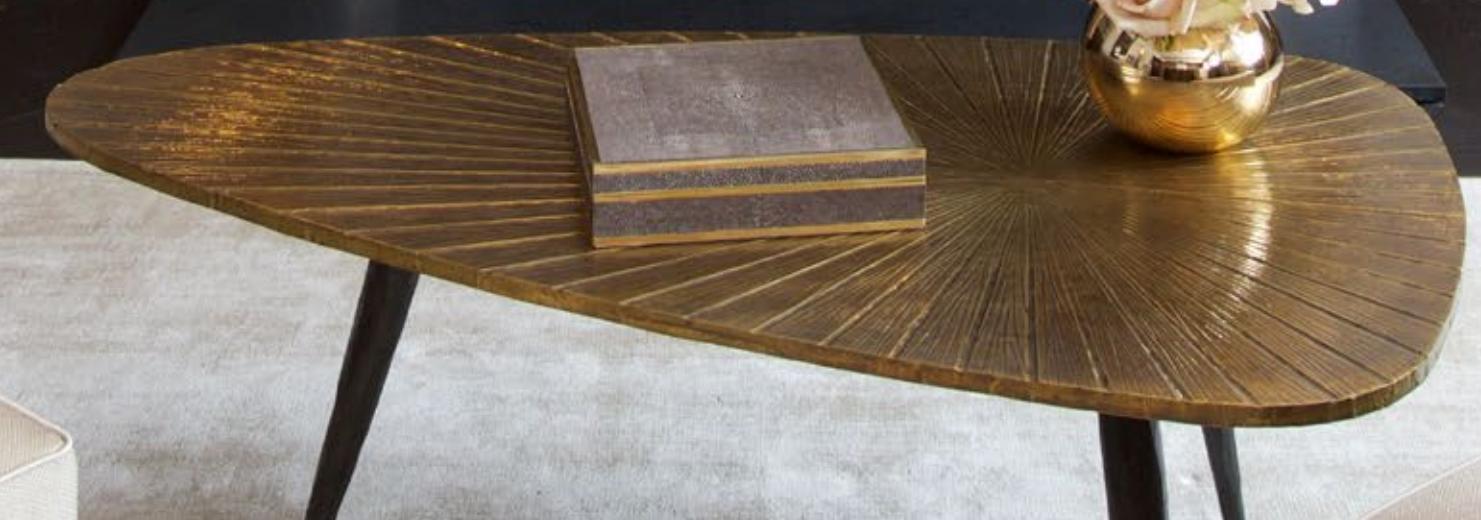




## REFINED SERENITY

*Master suite*

An exquisite bespoke hand-sewn leather headboard is the centrepiece of a magnificent master suite with a calming neutral colour palette. A marble fireplace, immaculate custom-made furniture and tactile textures throughout offer a rich luxury and contribute to the serene atmosphere, while the walk-through dressing room and polished marbled double sink bathroom add an extra level of refinement.









# STUNNING LUXURY

## *Bedroom suites*

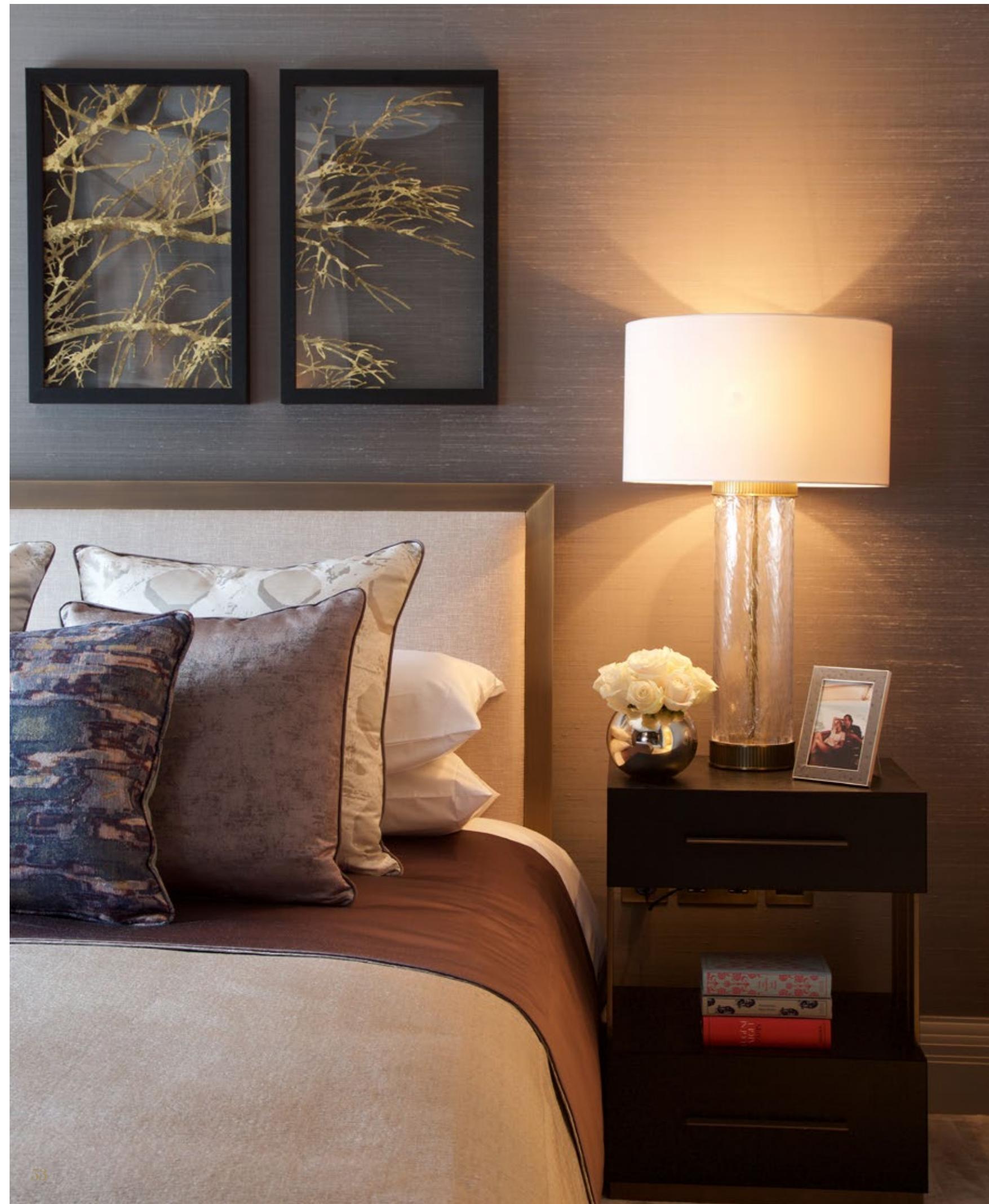
A guest suite and five ensuite bedrooms maintain the ultra-luxe theme, with the highest quality textiles, handmade furniture and bespoke lighting. The bathrooms feature exquisite marble and stone finishes, mirrored vanity units with subtle integrated lighting and underfloor heating.

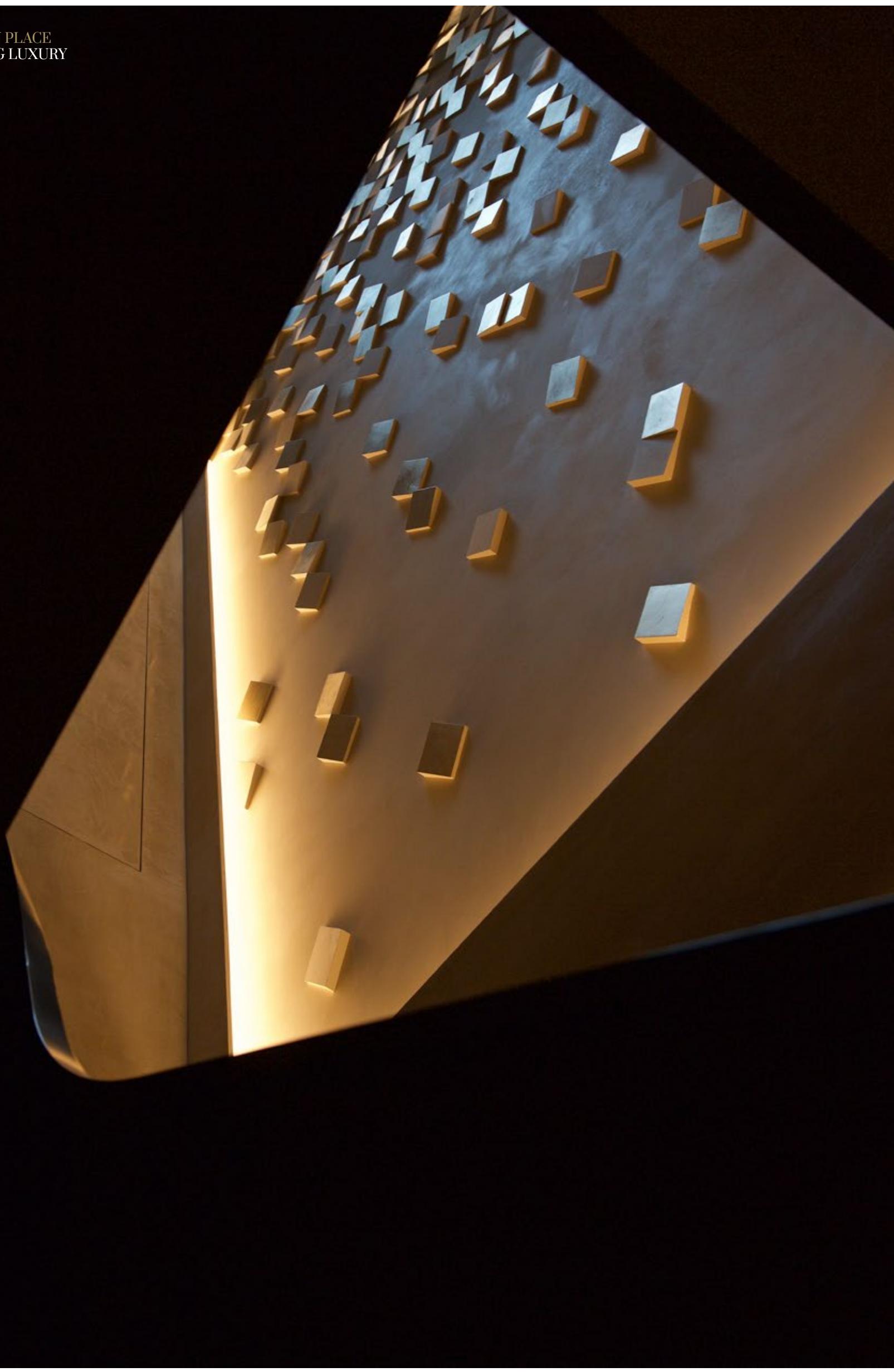














## ENHANCED ENTERTAINMENT

*Cinema room*

A luxurious media room with a state-of-the-art screen and stepped-level bespoke seating for optimum comfort and viewing pleasure. The leather and high gloss timber-veneered screen surround houses an integrated bar in Sahara Noir marble with bronze fixtures and feature lighting, while the highest-quality fabric-lined wall panelling ensures excellent acoustics.

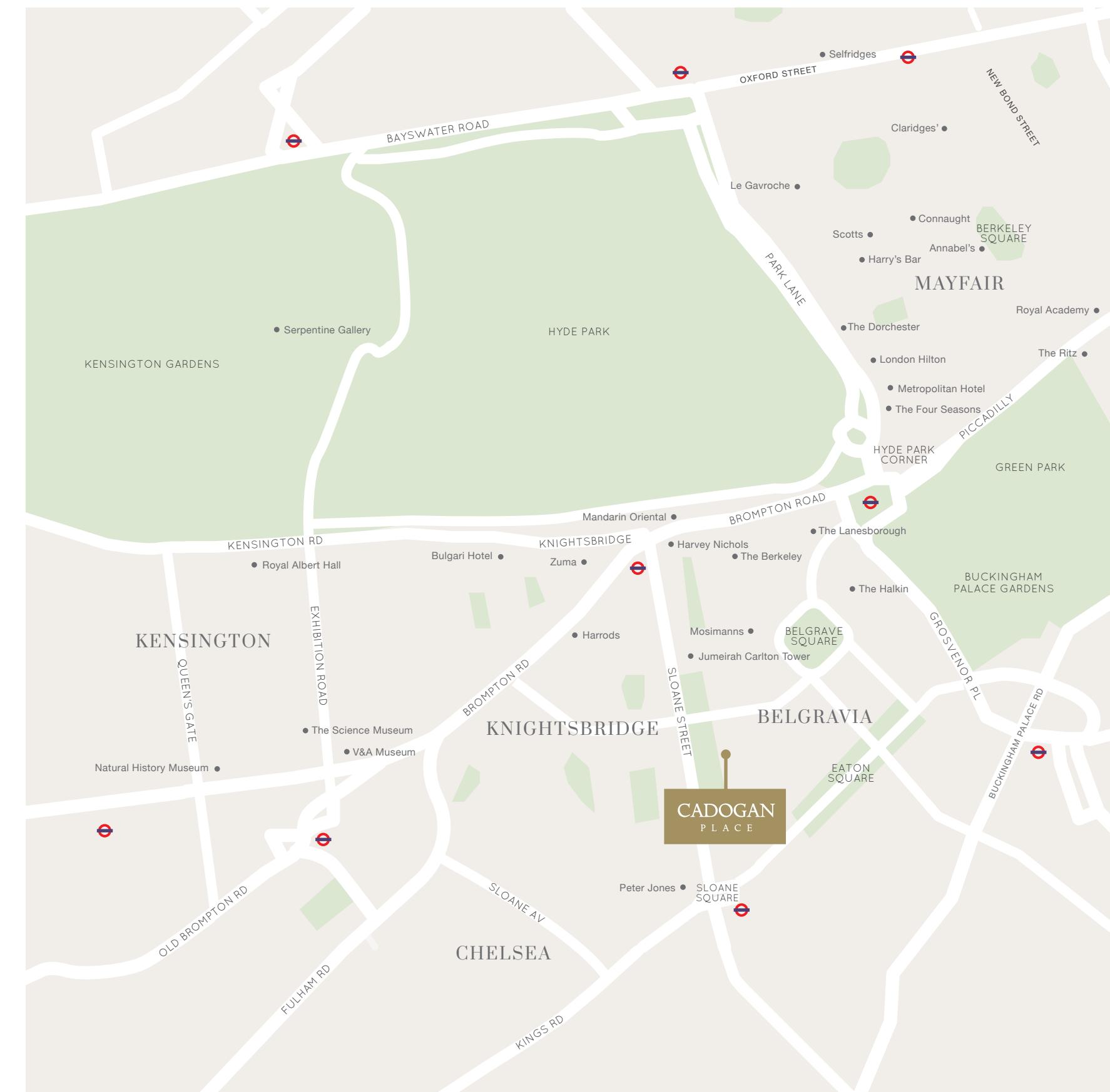
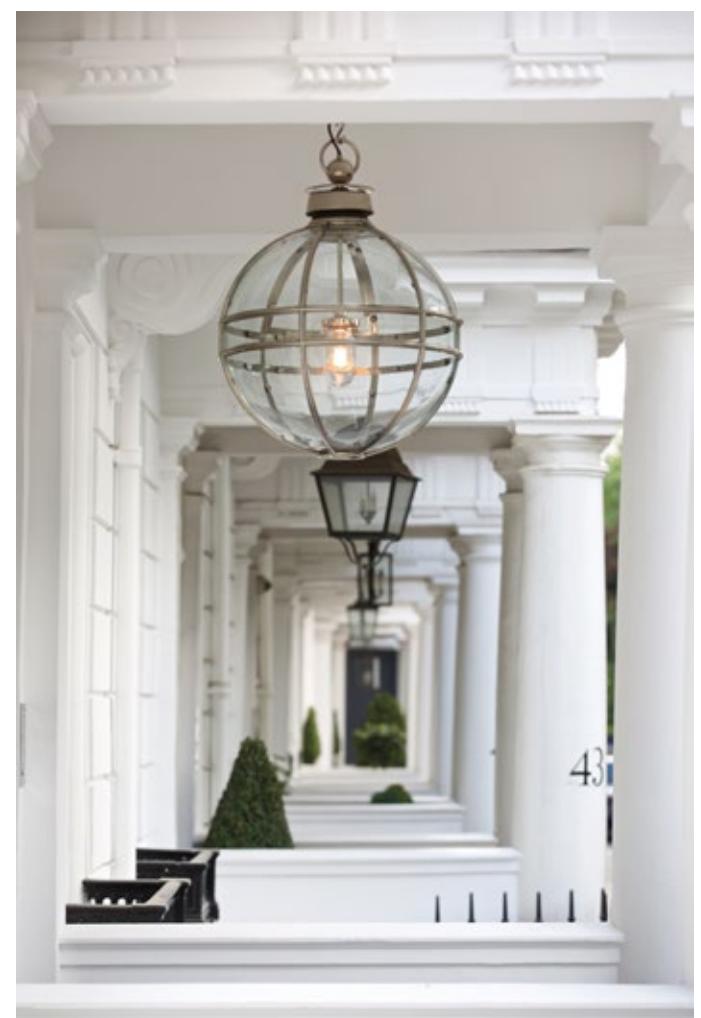




# UNPARALLELED EXCLUSIVITY

## *The address*

Generally considered to be one of the finest addresses in the world, Cadogan Place is a unique street of historic style properties including stucco grade II listed houses. These imposing grand residences exude a rarefied atmosphere of ultra-luxury bolstered by the beauty of the views towards the quiet, leafy and manicured garden square.



## *The location*

Belgravia is a tranquil West London oasis yet has an abundance of cultural activity within easy reach. Exclusive stores – including Harvey Nichols, Harrods and Sloane Street's wealth of designer boutiques – and some of the world's finest museums and galleries are just minutes away in nearby Knightsbridge. There is also a wealth of world-class restaurants nearby offering a limitless choice of international cuisine, plus fashionable cafés and bars.

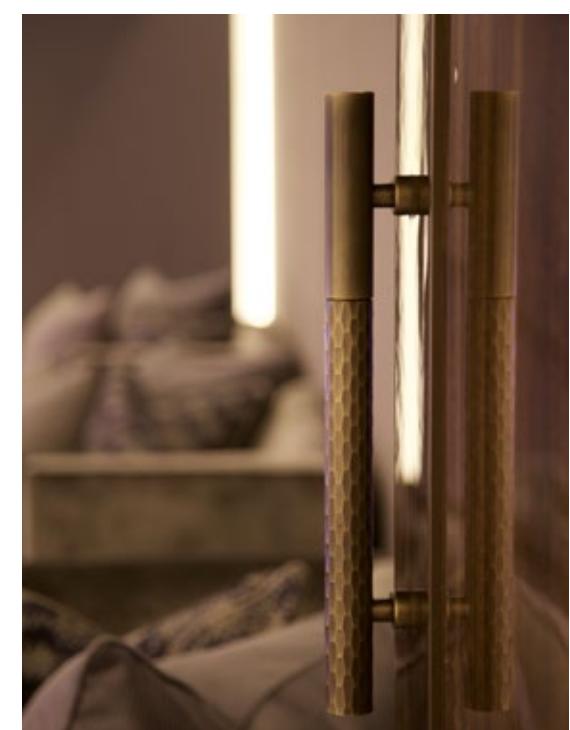
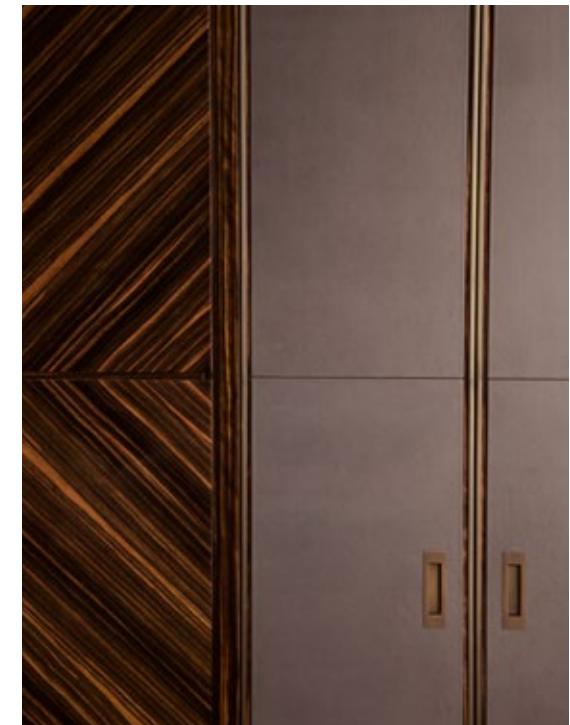
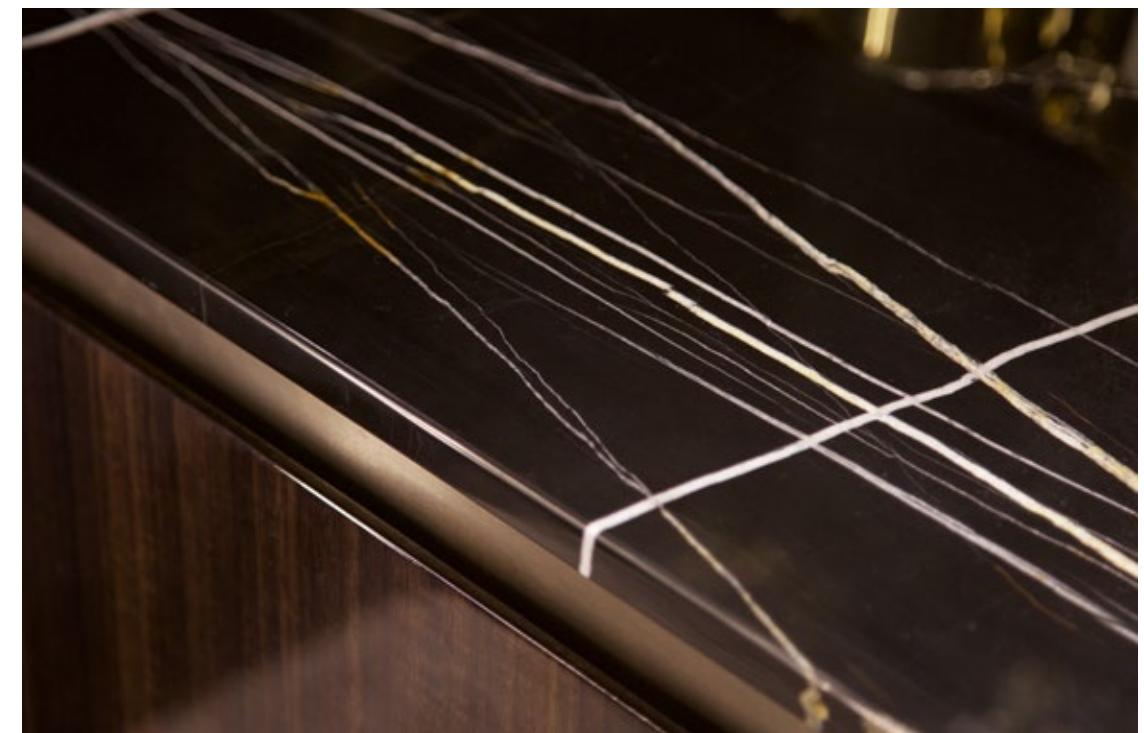
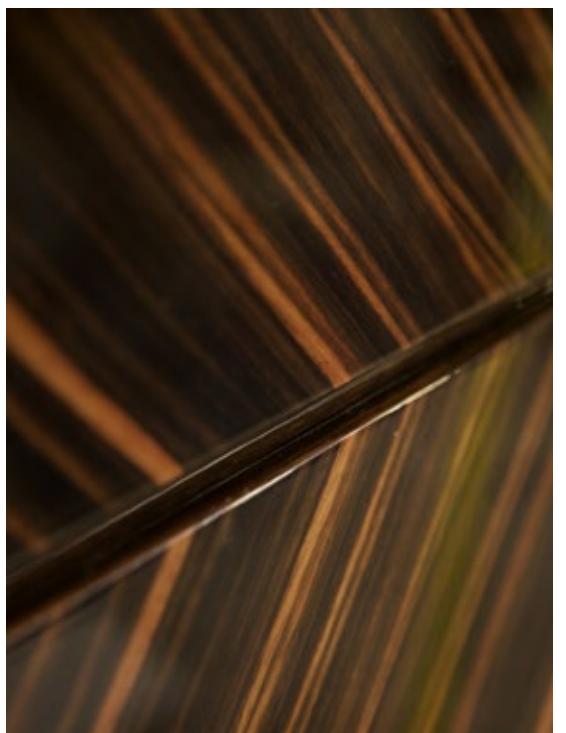


## VISIONARY AND INNOVATIVE

*The development*

Designed by development managers and award-winning interior designers Mdesign, the residence benefits from the visionary and innovative creativity of artists and craftsmen at the top of their game. Every aspect has been meticulously considered to produce a development that is beyond luxury, set in an unparalleled location and carefully crafted using the finest, rarest materials.

## UNMATCHED ARTISTRY



# THE SPECIFICATION

## 42 CADOGAN PLACE

- This classic building has been meticulously restored and transformed to create a unique eight-floor grand residence, taking the building back to its full architectural splendour.

## ARCHITECTURAL HIGHLIGHTS

- Restoration of distinctive white stuccoed original façade
- Stunning interiors
- Custom-made joinery
- Handpicked stones and finishes
- New four-person lift
- New and comprehensive mechanical and electrical installation
- Seamless incorporation of state-of-the-art technology including a Crestron controlled automation system and Lutron lighting
- Air conditioning in all principal rooms
- A combination of underfloor heating and concealed radiators
- Meticulously restored original Georgian architectural features, as well as the reinstatement of new period-appropriate features
- Bespoke Georgian-inspired stone fireplaces with gas fires
- A spectacular two-storey feature wall

## THE KITCHEN

- Spacious family kitchen with French doors opening on to immaculate gardens
- British-made handcrafted kitchen units in striking fumed eucalyptus veneer, with polished bronze and marble work surfaces
- Integrated breakfast bar with separate dining space seating eight
- State-of-the-art appliances by Gaggenau, including integrated fridge freezer, dishwasher, gas hob, single oven and combi microwave
- Additional service and catering kitchen

- A dumb waiter serving lower ground and ground floor for serving from kitchen to dining room

## DINING ROOM

- A bespoke dining table seating ten people
- Spectacular hand-crafted central chandelier and bespoke wall lights
- Stained-oak timber flooring
- Beautiful marble fireplace with working gas fires

## THE ENTERTAINING ROOMS

- Two beautifully proportioned reception rooms with exceptional ceiling heights and striking gas fireplaces
- A state-of-the-art media room with spectacular joinery
- A spacious study leading on to secluded terracing
- Custom-made feature chandeliers and wall lights
- Spectacular marble fireplaces with gas fires

## CINEMA

- Leather and high gloss timber-veneered joinery unit with bronze detailing
- State-of-the-art cinema projection screen

- Integrated bar in stunning Sahara Noir marble, with bronze fixtures and feature lighting
- Stepped-level bespoke seating, for luxurious comfort and viewing enjoyment
- High-quality fabric-lined wall panelling to optimise acoustics

## MASTER BEDROOM

- A magnificent master bedroom suite with large bathroom and walk-through dressing room
- A striking feature headboard

- Bespoke joinery containing a pop-up television
- Stunning marble fireplace with gas fire
- Relaxation area with exquisite handcrafted furniture

## THE BEDROOMS

- One further guest suite with walk-through dressing room and spacious ensuite
- Five additional bedrooms each with ensuite bathrooms and fitted wardrobes
- Each bedroom contains carefully selected, handcrafted furniture designed to perfectly integrate in the space

## THE BATHROOMS

- Bespoke luxury bathroom suites throughout
- A wide range of European marbles and stone finishes, combining stunning textures, colours and patterns. Beautifully detailed marble finishes include Fior di Bosco, Dream White, Namibian White, Volakas, Grey Marquina and Phobos Grey
- Mirrored vanity cabinets with innovative storage and integrated lighting
- Underfloor heating throughout
- The very highest quality sanitary ware throughout, including Lalique, THG, Kallista and Fantini Rubinetti

## GARDENS AND TERRACING

- An exquisite patio garden to the rear of the property with dining and lounge area
- A spacious roof terrace at first floor
- A Juliette balcony to the principal reception room with stunning views of the communal gardens
- Access to central gardens comprising lawns, paved areas and tennis courts (by separate arrangement)

## FURNISHINGS AND FINE DETAIL

- Visionary and impeccably detailed interiors, designed to the very highest standard
- Handcrafted furniture and fittings throughout
- A combination of bespoke window treatments including blackout curtains, dress curtains, roman blinds and sheers
- A range of luxurious and striking finishes, including silk wallpapers, perlata, polished plaster, plaster mouldings, gilded feature wall, and gold and silver leafing
- Tailor-made ironmongery

## LIGHTING

- Lutron scene-setting lighting throughout the house, combining pendants, chandeliers, wall lights, task and atmospheric feature lighting
- Stunning bespoke chandeliers and light fittings

## FLOORING

- Rich ebonized oak flooring with bronze trim detail in principal rooms
- Deep-pile art silk carpets in all bedrooms, a selection of entertainment rooms and hallways
- A combination of marbles in the entrance hall, lower-ground hallways and bathrooms including Namibian White and Sahara Noir

## JOINERY

- Solid timber interior doors in a high-gloss finish
- Stunning feature lift doors with bronze detailing
- Fully bespoke fitted wardrobes and cabinetry with integrated lighting, in a range of richly atmospheric veneers, including fumed eucalyptus, grey sycamore and zircote

- Combined timber and upholstered bedhead walls, in a sumptuous mixture of leather and silks
- Automated pop-up television units in principal bedrooms

## ELECTRICAL AND AUDIO VISUAL

- Crestron operation system with full intercom facilities
- Lutron and Crestron control panels throughout, centralising ambience, security and entertainment control
- Remote access to HVAC, lighting and other systems
- Televisions in all principal rooms
- Wiring provisions for automatic blinds and ensuite televisions
- Alarm, security and door entry system
- VESDA fire detection and de-misting system
- CCTV to front and rear

## TELEPHONE, DATA SYSTEMS AND SECURITY

- Alarm system connected to police and fire services
- Motion-sensor security system throughout
- Door entry system
- External CCTV surveillance
- Remote access to CCTV
- Panic alarm buttons either side of master bed
- Mains supply smoke and heat detectors
- Multiline broadband phone system

## LIFT

- Lift accessing seven floors
- Four-person car with Namibian White marble floor and suede interior

## GROSS INTERNAL AREAS

*Area.*

*Approx.*

Overall Including Vault and Under 1.5m	751 Sq. m. (8083 Sq. ft.)
Overall Excluding Vault and Under 1.5m	738 Sq. m. (7944 Sq. ft.)
Void	7 Sq. m. (80 Sq. ft.)
Terrace, Patios, Balcony and Garden	96 Sq. m. (1039 Sq. ft.)

## BASEMENT

*Floorplan*



### ROOM KEY

- 1. Lift Lobby
- 2. Cinema
- 3. WC
- 4. Lift

### Floor Size

- 83 Sq. m. (897 Sq. ft.)

## LOWER GROUND

*Floorplan*



### ROOM KEY

- 1. Guest Bedroom
- 2. Guest Ensuite
- 3. WC
- 4. Service Kitchen
- 5. Light Well
- 6. Family Kitchen
- 7. Garden
- 8. Hallway
- 9. Lift
- 10. Utility Room
- 11. Store
- 12. Store
- 13. Dumb Waiter

### Floor Size

- 146 Sq. m. (1576 Sq. ft.)

## GROUND FLOOR

*Floorplan*



### ROOM KEY

- 1. Dining Room
- 2. Cloak Room
- 3. Powder Room
- 4. Reception Room
- 5. Dumb Waiter
- 6. Lift Lobby
- 7. Lift
- 8. Entrance Hallway

### Floor Size

- 123 Sq. m. (1325 Sq. ft.)

## FIRST FLOOR

*Floorplan*



### ROOM KEY

- 1. Reception
- 2. Media Room
- 3. Glazed Terrace
- 4. Terrace
- 5. Study
- 6. Lift
- 7. Hallway

### Floor Size

- 102 Sq. m. (1100 Sq. ft.)

## SECOND FLOOR

*Floorplan*

### ROOM KEY

- 1. Master Bedroom
- 2. Master Dressing Room
- 3. Master Ensuite
- 4. Lift
- 5. Hallway



## THIRD FLOOR

*Floorplan*

### ROOM KEY

- 1. Bedroom 2
- 2. Bedroom 2 Ensuite
- 3. Bedroom 3
- 4. Bedroom 3 Ensuite
- 5. Lift
- 6. Hallway



### Floor Size

- 73 Sq. m. (786 Sq. ft.)

### Floor Size

- 77 Sq. m. (830 Sq. ft.)

## FOURTH FLOOR

*Floorplan*



### ROOM KEY

- 1. Bedroom 4
- 2. Bedroom 4 Dressing Room
- 3. Bedroom 4 Ensuite
- 4. Lift
- 5. Tea Point
- 6. Study

### Floor Size

- 74 Sq. m. (795 Sq. ft.)

## FIFTH FLOOR

*Floorplan*



### ROOM KEY

- 1. Bedroom 5
- 2. Bedroom 5 Ensuite
- 3. Bedroom 6
- 4. Bedroom 6 Ensuite
- 5. Hallway
- 6. External Plant Room

### Floor Size

- 61 Sq. m. (655 Sq. ft.)

*A wealth of history. An abundance of beauty.  
Elegance in a class of its own.*

# FURTHER DETAILS

*Cadogan Place is for sale freehold. Please contact Mdesign London or Knight Frank for more information.*

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