



Walton Place Knightsbridge SW3

£3,950 Per Week - Available 25/07/2016

**HAMPTONS**  
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*Beyond your expectations*

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*Located in the very heart of Knightsbridge in this highly prestigious address, this exceptional family house offers excellent entertaining space as well as well proportioned family accommodation.*

5 Bedrooms | 3 Bathrooms | Air conditioning | Cloakroom | Garden | Roof Terrace | Permit Parking.

## Description

Located in the very heart of Knightsbridge in this highly prestigious address, this exceptional family house offers excellent entertaining space as well as well proportioned family accommodation. This impressive stucco fronted premium property has a contemporary finish throughout and flexible living accommodation on each floor. The house itself is presented in neutral and contemporary tones with hardwood floors through the main reception rooms and hallways. Further benefits include high ceilings, ample natural light as well as period features such as ornate fireplaces, original wooden shutters and decorative cornicing.

## Situation

Centrally located, Knightsbridge is an exquisite

part of London and home to the social elite. The area contains many of London's finest restaurants, shops, art galleries and hotels. Knightsbridge itself is a premier international business location, which benefits from its close proximity to the West End and is in easy reach of the City of London and Canary Wharf. Knightsbridge is also famed for Hyde Park where you can walk, run, go horse riding or boating on the large Serpentine Lake. In addition Knightsbridge is considered by many to be London's cultural centrepiece, with The Natural History Museum and The Victoria and Albert Museum close by.

## Furnishing

Unfurnished



## Hamptons Knightsbridge Lettings

168 Brompton Road, Knightsbridge

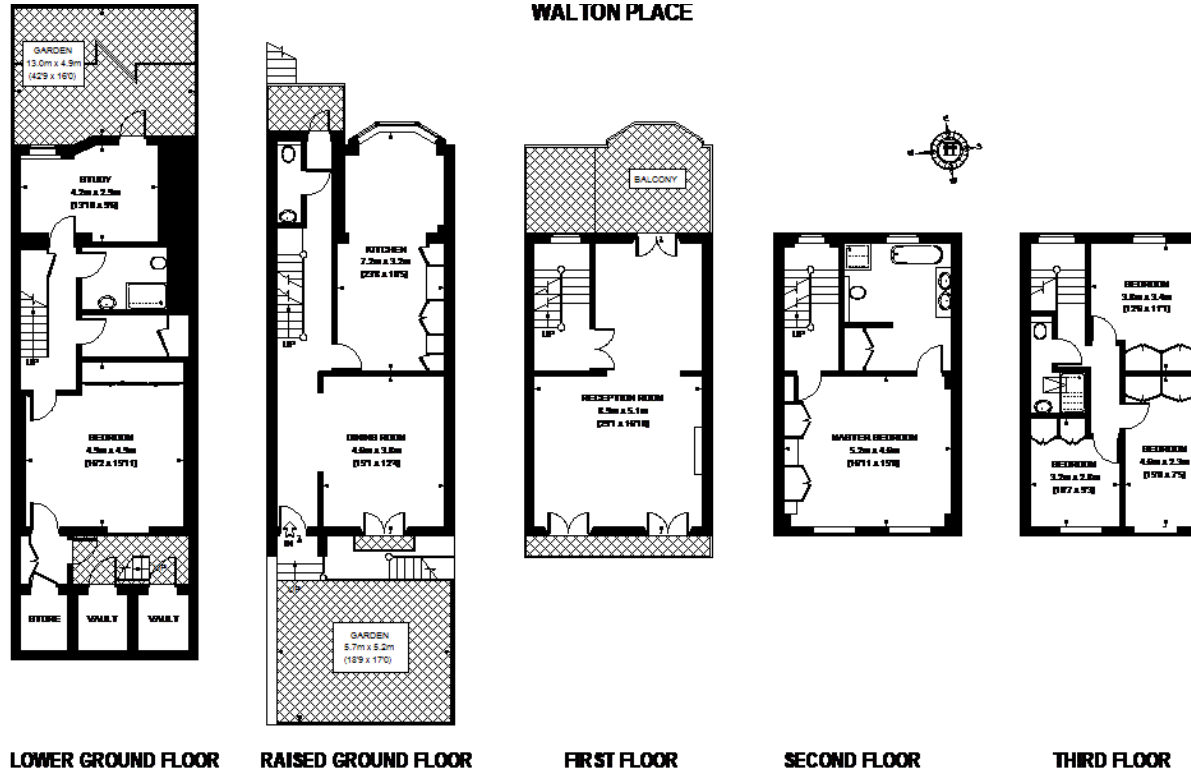
London SW3 1HW

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

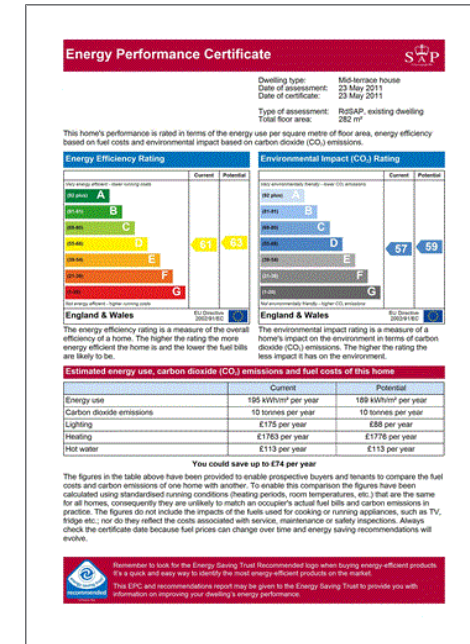
### WALTON PLACE



APPROXIMATE GROSS INTERNAL AREA –  
 LOWER GROUND FLOOR – 205 SQ. FT. (205 SQ. M.)  
 RAISED GROUND FLOOR – 640 SQ. FT. (600 SQ. M.)  
 FIRST FLOOR – 464 SQ. FT. (430 SQ. M.)  
 SECOND FLOOR – 474 SQ. FT. (442 SQ. M.)  
 THIRD FLOOR – 424 SQ. FT. (394 SQ. M.)  
 TOTAL – 2277 SQ. FT. (212 SQ. M.)

This plan is for information only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & component layouts before making any decisions about the property. Please be advised that Hampton International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (01 34577)

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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