



THE LENNOX



I N T R O D U C T I O N

LOCATED IN ONE OF LONDON'S MOST DESIRABLE GARDEN SQUARES

Situated across three fine and elegant 19th century listed buildings, The Lennox is an exceptionally spacious and beautifully presented luxury apartment located in Lennox Gardens, Knightsbridge. Recognised as one of London's most desirable, attractive and quiet squares, its beautifully maintained tree-lined garden is exclusively for residents.

First constructed in 1886 in the Dutch style of architecture particularly popular in Knightsbridge during the 19th century, Lennox Gardens stands on the site of a former cricket pitch, known as *Prince's Cricket Ground*, which once covered an area now defined by nearby Cadogan Square and Hans Place. The cricket ground belonged to an exclusive Victorian establishment known as *The Old Prince's Club*, which offered members a range of sporting activities within its extensive Knightsbridge estates.

THE INTERIORS

The Lennox is especially spacious by virtue of its presentation across a lateral area once occupied by three separate properties. This makes the apartment a precious and much sought-after rarity in central London.

The Lennox's grand entrance hallway leads to the Formal Reception Room at the front of the property. This room, in turn, provides access to the Formal Dining Room and to the Professional Kitchen, which contains a spacious family dining area.

The entrance hallway features marble flooring edged in a contrasting shade of marble. Soft, atmospheric illumination is provided by multi-source lighting at floor, wall and ceiling level.



ENTRANCE HALL

RECEPTION ROOM

With four large windows providing plentiful natural illumination, the Formal Reception Room contains a feature fireplace framed by a generous seating area. The bespoke Mundy Tabu pre-dyed oak panelled interior wall contains hidden storage space and a media centre located behind remotely operated sliding panels; there are also illuminated display areas for treasured objets d'art.

Looking through the doorway into the Formal Dining Room and Professional Kitchen beyond, the Formal Reception Room provides impressive interior perspectives that reveal the exceptional dimensions of the apartment. This lateral space, running some 80 feet from the Formal Reception Room to the Kitchen, provides an overall panoramic view of the garden square, with subtly different views from each room.



RECEPTION ROOM



DINING ROOM

Elegant and welcoming, the Formal Dining Room is flooded with natural light from the three large windows – and here, as in other rooms, lustrous herringbone oak flooring is laid to a chevron pattern, adding warmth, character and depth. The dining area is graced by a feature fireplace, and there is also an informal seating area arranged around a further fireplace. Both dining and seating areas are illuminated by fine contemporary chandeliers that create gentle and suffused lighting.

A terrace, accessed by French doors, provides an outdoor area from which to enjoy wonderful views of the garden square.



DINING ROOM

PROFESSIONAL KITCHEN

Incorporating a feature fireplace, The Professional Kitchen is crafted by Eggersmann, and benefits from an exceptionally high level of state-of-the-art chefs' cooking equipment by Grand Cuisine. The kitchen is finished in Taj Mahal quartzite, a delicately veined marble-like ultra-hard stone, and the work surface of the large island preparation area comprises a single piece of exceptional size and depth; this same stone also lines back-lit wall cabinetry and drawers.

The bespoke Vancouver Eucalyptus Noble wood-veneer panelled walls hide extensive storage spaces, and incorporate wood-panelled and smoked-glass LED-illuminated cabinets, which are ideal for the display of crystal glassware, china and artworks. A media unit is discretely built into the kitchen's interior walling. An informal dining area provides comfortable family seating – and, along with the rest of the property, this room benefits from comfort cooling and carefully regulated ventilation.



PROFESSIONAL KITCHEN



FAMILY DINING

MASTER BEDROOM SUITE

The spectacular and imposing Master Bedroom Suite, complete with feature fireplace, comprises a large bedroom, with herringbone oak flooring complemented by wood veneered wall panels, textured wallpaper and padded fabric panelling behind the bed.

The adjoining Porro-designed walk-in dressing room includes a dressing table, extensive shelving, generous hanging space and illuminated display areas. There is also a handbag storage area and hidden jewellery safe.

The luxurious and large Armani bathroom is finished in stone and marble, with private separate WC and bidet, two wash-basins and illuminated vanity units. Next to the grand feature bath is a twin walk-in shower, featuring both wall-mounted water cascade shower features and in-set ceiling-mounted rainfall shower heads. The bathroom is fitted with Aquavision TV, and there are ceiling-located speakers connected to the property's comprehensive sound and media system. The bathroom benefits from under-floor heating, which is present throughout the property, along with air-conditioning.



MASTER BEDROOM SUITE



MASTER BEDROOM SUITE



MASTER DRESSING ROOM



MASTER BATHROOM

GUEST ACCOMMODATION

Whilst the Master Bedroom Suite provides the principal accommodation at The Lennox, the apartment contains a further two spacious en suite bedrooms with dressing areas. There is also a study (with its own en suite shower room) that can act as a further bedroom.

The Annex contains two further bedrooms and a shower-room, making a total of six bedrooms altogether. Armani Roca sanitary ware is present throughout all bathrooms.



STUDY



BEDROOM SUITE 2



THE ANNEX

The Annex is accessed from the main apartment level by passenger lift. To the front of The Annex is a self-contained apartment containing two bedrooms, a shower-room and kitchen, which can act as staff quarters or as guest accommodation.

Within The Annex is also a self-contained health spa with a fully equipped gymnasium, juice bar, treatment room, steam room and sauna, as well as a wine cellar. An outdoor patio adjoins the gymnasium, and an outdoor terrace is located adjacent to the treatment area and steam room.





SAUNA



STEAM ROOM



TREATMENT ROOM



WINE CELLAR

FLOOR PLANS

The Lennox occupies two floors of the property, and there is a total floor space of 593.84 sq m (6,392 sq ft). Accessed by a large entrance hall, the principal apartment comprises three large rooms – Formal Reception Room, Formal Dining Room and Professional Kitchen – with a combined 80-foot frontage overlooking the garden square. There is a large Master Bedroom Suite with walk-in dressing room and luxury bathroom, plus a further two spacious en suite bedrooms with dressing areas. There is also a study, with an adjoining en suite, which can act as a fourth bedroom.

The Annex contains two bedrooms, which can be used as staff quarters or as further family living space. There is also a self-contained health spa with gymnasium, juice bar, treatment room, steam room and sauna, plus wine cellar. An outdoor patio is adjacent to the gymnasium, and an outdoor terrace adjoins the treatment area and steam room.

A C C O M M O D A T I O N

LATERAL APARTMENT – SECOND FLOOR

Reception Room | Living – Dining Room | Entrance Hall | Kitchen – Breakfast Room
Master Bedroom Suite | Two Guest Bedroom Suites | Study – Bedroom 4 with en suite
Utility Room | Cloakroom

THE ANNEX

Kitchen | Two Guest – Staff Bedrooms | Shower Room | Gymnasium 1 | Gymnasium 2
Steam Room | Sauna | Treatment Room | Juice Bar | Wine Cellar | Patio and Terrace

TOTAL SIZE 593.84 SQM – 6,392 SQFT

LATERAL APARTMENT SECOND FLOOR

- | | |
|-----------------------------|-------------------------|
| 01 Entrance Hall | 07 Study |
| 02 Cloakroom | 08 Master Bedroom |
| 03 Utility Room | 09 Master Dressing Room |
| 04 Reception Room | 10 Master En Suite |
| 05 Living – Dining Room | 11 Bedroom Suite 3 |
| 06 Kitchen – Breakfast Room | 12 Bedroom Suite 2 |

Entrance Hall	9.78 x 2.58m		32'1" x 8'6"
Reception Room	7.58 x 7.54m		24'10" x 24'9"
Living – Dining Room	7.60 x 7.30m		24'11" x 23'11"
Kitchen – Breakfast Room	7.54 x 7.40m		24'9" x 24'3"
Study	5.98 x 4.50m		19'7" x 14'9"

Master Bedroom	5.33 x 4.84m		17'6" x 15'11"
Master Dressing Room	9.10 x 2.46m		29'10" x 8'1"
Master en suite	4.33 x 3.37m		14'2" x 11'0"
Bedroom Suite 2	5.19 x 4.10m		17'0" x 13'5"
Bedroom Suite 3	4.21 x 3.90m		13'10" x 12'10"

GIA 431.71 SQM – 4,647 SQFT





THE ANNEX

01 Entrance Hallway	09 Wine Cellar
02 Kitchen	10 Lobby
03 Bedroom 1	11 Treatment Room
04 Bedroom 2	12 Gymnasium 2
05 Bathroom	13 Steam Room
06 Juice Bar	14 Sauna
07 Gymnasium 1	15 Terrace
08 Patio	16 Plant Room

Bedroom 1	4.34 x 3.20m		14'3" x 10'6"
Bedroom 2	3.28 x 2.74m		10'9" x 9'0"
Kitchen	4.88 x 1.83m		16'0" x 6'0"
Gymnasium 1	4.80 x 4.34m		15'9" x 14'3"
Wine Cellar	2.29 x 1.98m		7'6" x 6'6"
Lobby	4.88 x 2.44m		16'0" x 8'0"
Treatment Room	3.73 x 2.21m		12'3" x 7'3"
Gymnasium 2	5.26 x 4.34m		17'3" x 14'3"

162.12 SQ M – 1,745 SQ FT

SPECIFICATIONS

The specifications of The Lennox are defined by the high level of bespoke cabinetry, hand-finished décor and tailor-made furnishings that define every aspect of the property's interior design and finish.

The exquisitely detailed, beautifully crafted Eggersmann Professional Kitchen and luxury Armani bathrooms, featuring Armani Roca sanitary ware, provide further hallmarks of quality which immeasurably enhance the property's aesthetic appeal and desirability.

LATERAL APARTMENT SECOND FLOOR

MAIN HALL

With steps leading to the Formal reception Room, the Main Hall has lustrous flooring of richly veined marble, with a contrasting dark marble border.

The Main Hall incorporates a full-length cupboard with wood-grain doors inset with bronze strips.

Lighting is located at floor level, behind architraves, over wall artwork and from ceiling-suspended illumination.

FORMAL RECEPTION ROOM AND DINING ROOM

The Formal Reception Room includes illuminated alcoves and a media centre hidden behind remote-control sliding panels. Walls are panelled with bespoke Mundy Tabu pre-dyed oak veneer panelling.

Containing both a dining area and informal seating area, the Formal Dining Room includes two feature fireplaces, plus three windows overlooking the garden square.

Oak flooring in both the Formal Reception Room and Formal Dining Room is in a distinctive herringbone pattern.

French doors in the Formal Dining Room open out onto a terrace, with views overlooking the garden square.

Window furnishings in these, and other rooms, are remote-control Lutron-operated.

PROFESSIONAL KITCHEN & INFORMAL DINING AREA

The Professional Kitchen is by Eggersmann, and includes high-level state-of-the-art chef's cooking equipment by Grand Cuisine:

- Induction Zone and Sear Hob – both providing large open cooking surfaces
- Surround Induction Zone
- Precision Vacuum Sealer – for cooking food in sealed pouches to retain texture and flavour
- Blast Chiller - for extra-rapid food-freezing
- Combination oven

The kitchen features champagne-finished Dornbracht taps, including Hot and Cold filtered water dispenser.

Bespoke Vancouver Eucalyptus Noble wood-veneer panelled walls hide extensive storage spaces, as well as:

- Sub-Zero wine storage unit with glass door
- Two Miele dishwashers
- Two Gaggenau back-up ovens
- Gaggenau fridge
- Gaggenau freezer

A media unit is discretely built into the kitchen's interior walling.

Vancouver Eucalyptus Noble veneered joinery features bronze LED-lit smoked glass shelving, with a bar area clad in bronze.

The kitchen preparation and cooking area are finished in Taj Mahal quartzite, a delicately veined marble-like stone that is harder than granite. The central island's work surface comprises a single piece of Taj Mahal quartzite, and this same stone lines both back-lit wall cabinetry and drawers.

The room includes a feature fireplace. Oak flooring is displayed in a herringbone pattern.

MASTER BEDROOM SUITE

The large Master Bedroom has feature fireplace, wood veneer wall panels, textured wallpaper and padded fabric panelling behind the bed. Oak flooring is displayed in a herringbone pattern.

The Porro-designed walk-in dressing room includes extensive illuminated shelving, storage, hanging and display space. There is also a handbag storage area and hidden jewellery safe.

The Armani bathroom features under-floor heating, with stone and marble finishes to floor and walls, plus a full stone bath.

Walk-in twin showers feature cascade wall-mounted shower heads and ceiling-mounted rainfall shower heads.

Twin wash basins are served by heated and illuminated vanity mirrors.

The bathroom is equipped with an Aquavision TV.

This bathroom (together with all other bathrooms in the property) is fitted with Armani Roca sanitary ware.

STUDY

The study includes secure fingerprint entry and an integrated safe. The walls feature bespoke Mundy Tabu pre-dyed oak veneer panelling.

THE ANNEX

The Annex is accessed from the main apartment level by passenger lift.

To the front of The Annex is self-contained two-bedroom accommodation served by:

- A shower room with walk-in shower
- A kitchen fitted with Gaggenau appliances

The Annex also contains a Spa Suite, containing:

- Fully equipped gymnasium with:
 - Technogym equipment
 - 'Run Personal' treadmill
 - 'Recline Personal' exercise bike
 - 'Cross Personal' cross-trainer
 - Kinesis 'Personal Vision' multi-exercise machine
 - Weight trainer
 - Free weights set
 - Ballet barre
 - Integrated television

- Treatment room

- Steam room

- Sauna

- Juice bar

The Annex also contains a bespoke wine cellar, and provides access to an outdoor patio, as well as access to a terrace with built-in seating.

MEDIA

The Lennox includes an advanced Category 6 wiring and cabling infrastructure, powering a Savant home automation system that operates music, screen vision and lighting from a single Savant App, which is featured on the supplied iPads that run the system.

The property has been cabled to allow for distribution of satellite or Freeview signals to any television socket, coupled with high-speed internet access for streaming services such as Amazon and Netflix.

All screens are controlled using the Savant App and the supplied iPads. There are also a number of electric sliding and lifting mechanisms that conceal televisions, all of which are controlled by the Savant App.

Music is distributed by a central matrix with a combination of high-quality concealed and visible speakers throughout the property, from premium-quality manufacturers that include Bowers & Wilkins and James Audio; again, these are controlled by the supplied iPads.

LIGHTING

Programmable Lutron lighting has been provided throughout the property, and can be controlled either by wall-mounted keypads or by the supplied iPads.

WINDOWS STUDY

Window blinds are all remote-controllable via Lutron controls.

IN-PROPERTY SECURITY

The second floor study area has a fingerprint recognition system for further security, and The Spa Suite is fitted with a similar system. The Spa is also covered by in-house CCTV for additional peace of mind.

VENTILATION AND HEATING

The entire property is controlled by air-conditioning and ventilation, with under-floor heating throughout.

TENURE

The property will be sold as shared freehold in respect of 31 and 33 Lennox Gardens and a long lease of 180 years plus on No. 35 Lennox Gardens.

The Energy Performance Certificate (EPC) energy efficiency ratings are E for the main apartment and F for The Annex.

LOCATION

In the very heart of the most desirable area of central London, Lennox Gardens is just a few minutes' walk from Knightsbridge, Harrods, Pont Street, Sloane Street, Sloane Square and the King's Road. The green spaces of Hyde Park and Kensington Gardens are also within easy reach.





THE LENNOX – created by SAF Investments LP,
one of London's most pioneering and visionary
property innovators.

MANAGED BY

