

42

CADOGAN

— P L A C E —

FLOORPLANS & SPECIFICATIONS

42 CADOGAN PLACE: A STUNNING RESIDENCE OCCUPYING ONE OF LONDON'S
MOST EXCLUSIVE ADDRESSES IN THE HEART OF BELGRAVIA.

42 CADOGAN PLACE
BASEMENT



ROOM KEY

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

FLOOR SIZE

83 Sq. m.
897 Sq. ft.

APPROXIMATE GROSS INTERNAL AREA

751 Sq. m. 8083 Sq. ft.

42 CADOGAN PLACE
GROUND FLOOR



ROOM KEY

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

FLOOR SIZE

123 Sq. m.
1325 Sq. ft.

42 CADOGAN PLACE
LOWER GROUND FLOOR



ROOM KEY

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

FLOOR SIZE

146 Sq. m.
1576 Sq. ft.

42 CADOGAN PLACE
FIRST FLOOR



ROOM KEY

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

FLOOR SIZE

102 Sq. m.
1100 Sq. ft.

42 CADOGAN PLACE
SECOND FLOOR



ROOM KEY

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

FLOOR SIZE

73 Sq. m.
786 Sq. ft.

42 CADOGAN PLACE
FOURTH FLOOR



ROOM KEY

- 1 - Bedroom 4 3 - Bedroom 4 Ensuite 5 - Hallway
2 - Bedroom 4 Dressing Room 4 - Lift 6 - Study

FLOOR SIZE

74 Sq. m.
795 Sq. ft.

42 CADOGAN PLACE
THIRD FLOOR



ROOM KEY

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

FLOOR SIZE

77 Sq. m.
830 Sq. ft.

42 CADOGAN PLACE
FIFTH FLOOR



ROOM KEY

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

FLOOR SIZE

61 Sq. m.
655 Sq. ft.

Plans & elevations are not to scale and indicative only

42 CADOGAN PLACE SPECIFICATIONS

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 fireplace
- 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 ziricote
- 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

FURTHER DETAILS

CADOGAN PLACE IS FOR SALE FREEHOLD, PLEASE CONTACT
MDESIGN LONDON FOR MORE INFORMATION

M | D E S I G N
L O N D O N

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