



EGERTON GARDENS, KNIGHTSBRIDGE, LONDON, SW3
£1,450,000 SHARE OF FREEHOLD

A BRIGHT ONE BEDROOM FLAT WITH EXCELLENT CEILING HEIGHTS AND A SHARE OF FREEHOLD.

DESCRIPTION:

A bright raised ground floor flat with excellent ceiling heights, a spacious reception room with open plan kitchen and integrated dining area, and a generously sized double bedroom, situated in a smart red-brick period building.

The flat benefits from a share of the freehold and boasts impeccable presentation, with wooden flooring throughout all rooms, and is accessed via an elegant communal entrance hall. The flat is equipped with underfloor heating and air-conditioning. It is also configured to a particularly high standard with exceptional use of space throughout.

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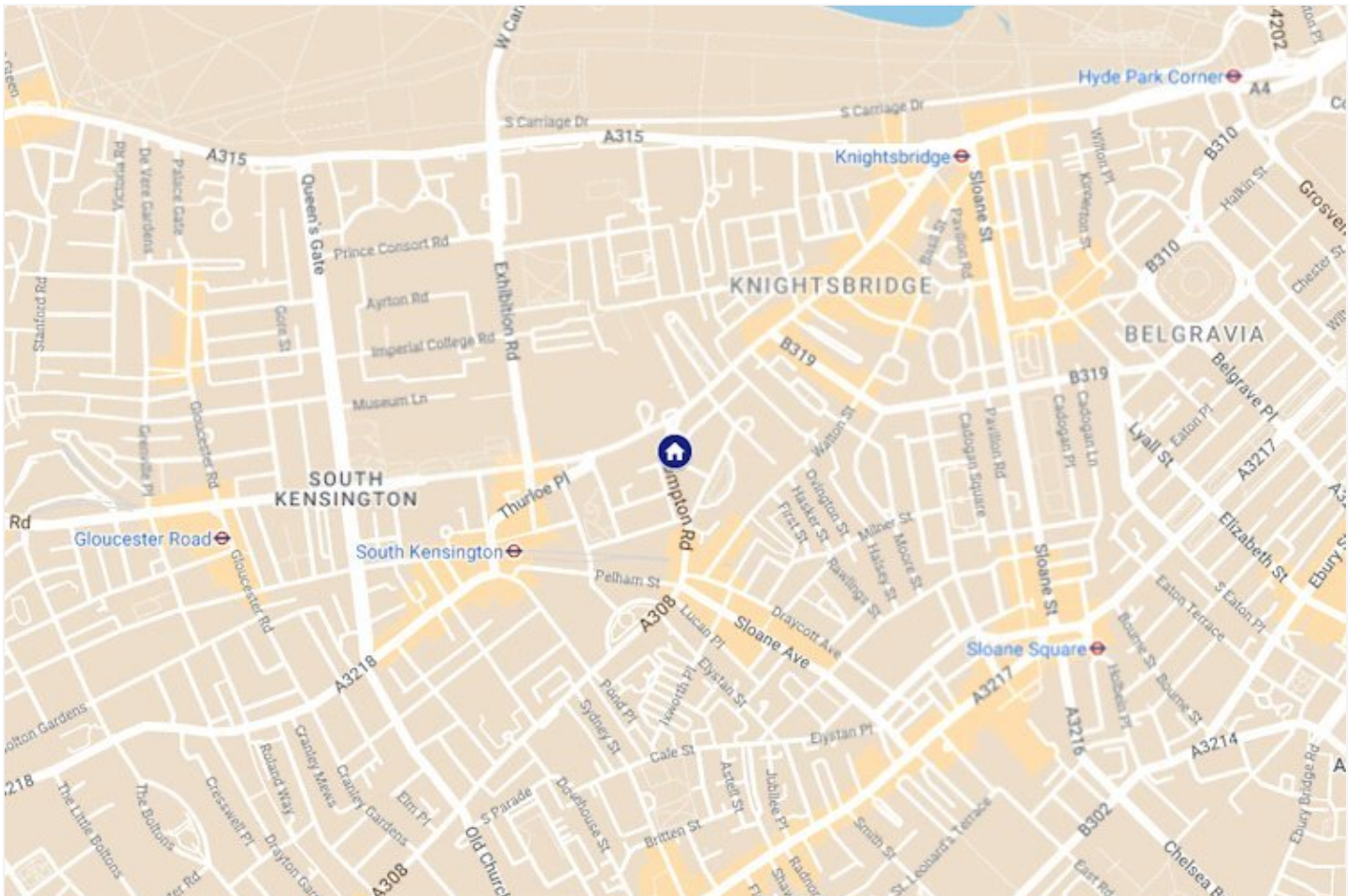
AT A GLANCE

- Share of Freehold
- Communal Garden Access
- Wood Flooring
- High Ceilings
- Excellent Storage

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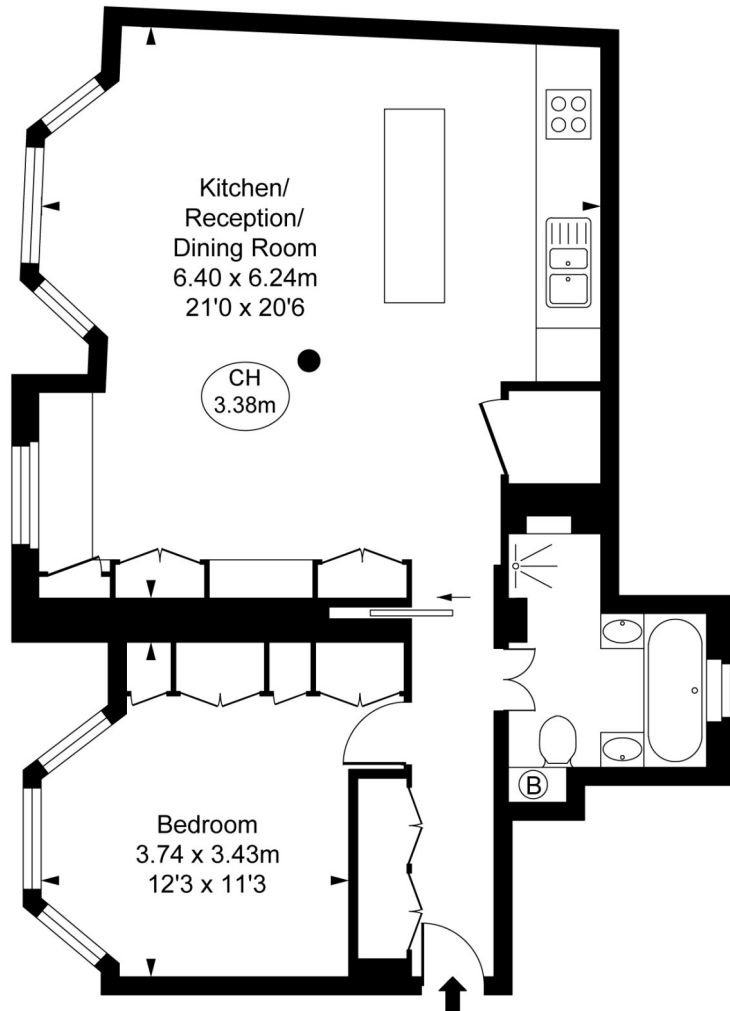




Egerton Gardens, SW3

Approximate Gross Internal Area
62.04 sq m / 668 sq ft

(CH = Ceiling Heights)



Raised Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tenure: Share of Freehold
Term: Expires - 11/10/3014
Service Charge: £7,910.64 per annum
Ground Rent: Peppercorn
Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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