

Egerton Gardens, London, SW3
£950,000 *Share of Freehold*

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for every step...

Top floor conversion flat in a prime Knightsbridge location

ABOUT THIS FLAT

Located on the 4th and 5th floors of this former Queen Anne style red-brick terraced house, this bright conversion flat is presented in good condition and benefits ample natural light. There's access from the stairwell as well as a lift that takes you straight into an attractive reception room & dining area. With two double bedrooms, a balcony with views of the beautiful London Oratory Church and large storage on the 5th floor, the apartment offers versatile accommodation.

Egerton Gardens is located in the heart of Knightsbridge and benefits from the amenities and facilities of Brompton Cross and the world-famous Harrods. Moments from The Victoria & Albert Museums and the Natural History Museum, South Kensington Tube Station is also only 0.4 miles from the flat.

Accommodation comprises: Smart communal entrance, Lift, Entrance hall, Reception room with Dining area, Modern kitchen with integrated appliances, Double bedroom with fitted cupboards, Second double bedroom Bathroom, Shower room, Balcony, Communal garden access and qualification for RBKC parking permits.

KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 812 Square Feet
- Upper floor with lift
- Qualifies for Access to Communal Gardens







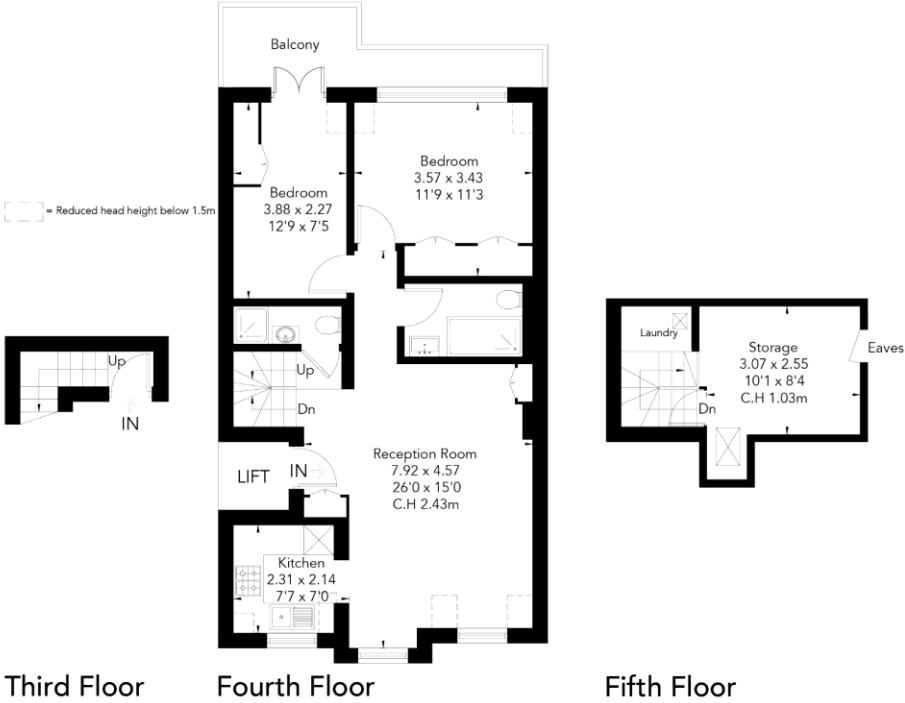
FINER DETAILS

- Tenure: Share of Freehold
985 years.
- Ground Rent: Peppercorn.
- Service Charge: £6,155 pa.
- EPC Rating: D
- Council Tax Band: G
- Local Authority: Kensington and Chelsea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

EGERTON GARDENS, SW3

Approximate Floor Area = 75.4 sq m / 812 sq ft
(Excluding Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115690