



FLAT 15, LINCOLN HOUSE, BASIL STREET, LONDON, SW3  
£2,950,000 SHARE OF FREEHOLD

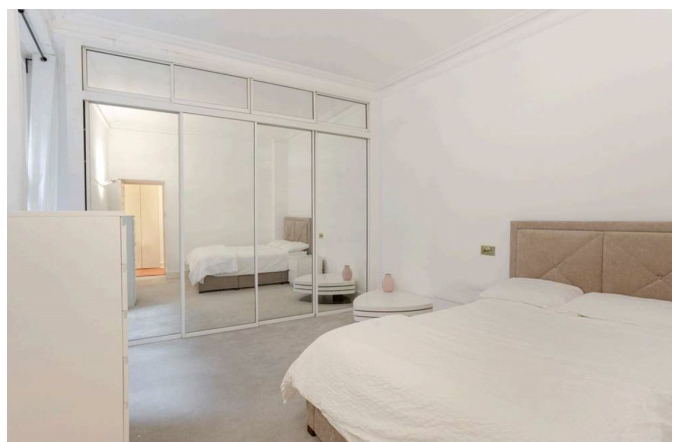
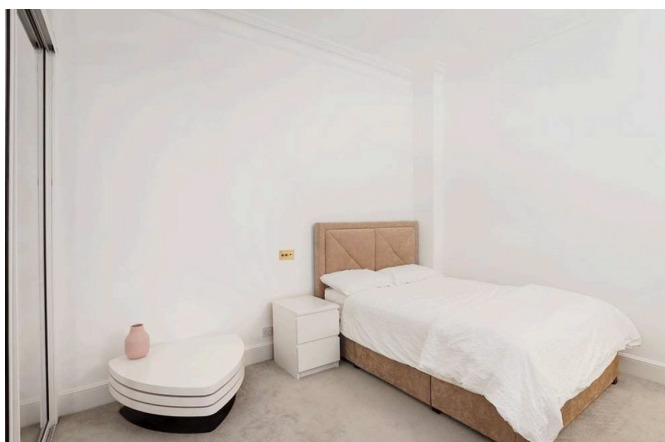
## ELEGANT LIVING IN THE HEART OF KNIGHTSBRIDGE – MOMENTS FROM HARRODS

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## DESCRIPTION:

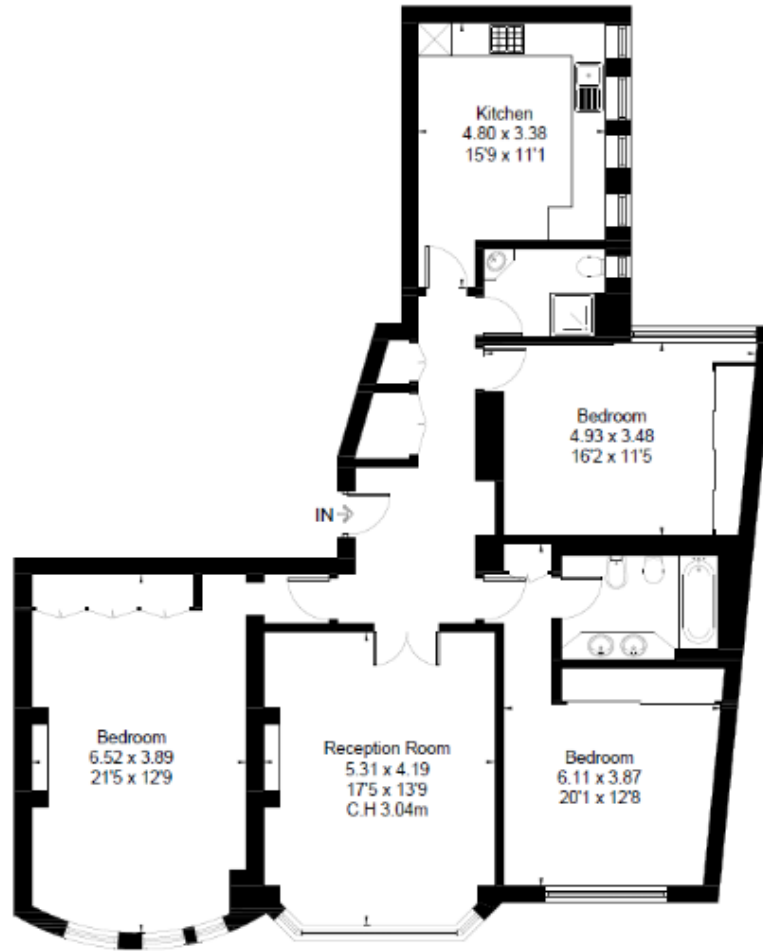
This elegant three-bedroom apartment is situated on the first floor of Lincoln House, one of Knightsbridge's most prestigious portered buildings. Nestled on Basil Street, just moments from Harrods and the vibrant amenities of central London, the property offers an exceptional blend of style and convenience. The spacious reception room is flooded with natural light from large windows and boasts impressively high ceilings, enhancing its airy ambiance. Residents benefit from 24-hour portage, ensuring both security and comfort. With its prime location, sophisticated interiors, and outstanding services, this apartment presents a rare opportunity to experience the finest of Knightsbridge living.







**BASIL STREET, SW3**  
Approximate Floor Area = 124.2 sq m / 1337 sq ft



First Floor

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
More energy efficient - lower running costs		
(92-100) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Tenure:** Share of Freehold

**Term:** Expires

**Service Charge:** £16,640 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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.