

**Lincoln House, London, SW3**  
£2,950,000 *SHARE OF FREEHOLD*

3  1  2 



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## Elegant living in the heart of Knightsbridge – moments from Harrods

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### ABOUT THIS FLAT

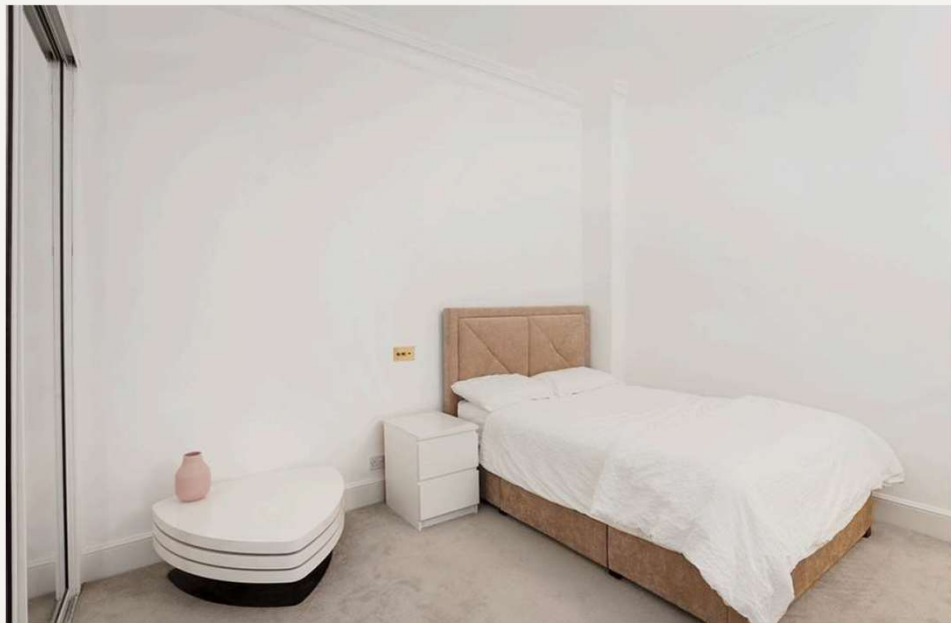
This elegant three-bedroom apartment is situated on the first floor of Lincoln House, one of Knightsbridge's most prestigious portered buildings. Nestled on Basil Street, just moments from Harrods and the vibrant amenities of central London, the property offers an exceptional blend of style and convenience. 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.

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### KEY FEATURES

- 3 bedrooms
- 1 reception room
- 2 bathrooms
- 1,337 Square Feet
- Upper floor with lift
- Porter



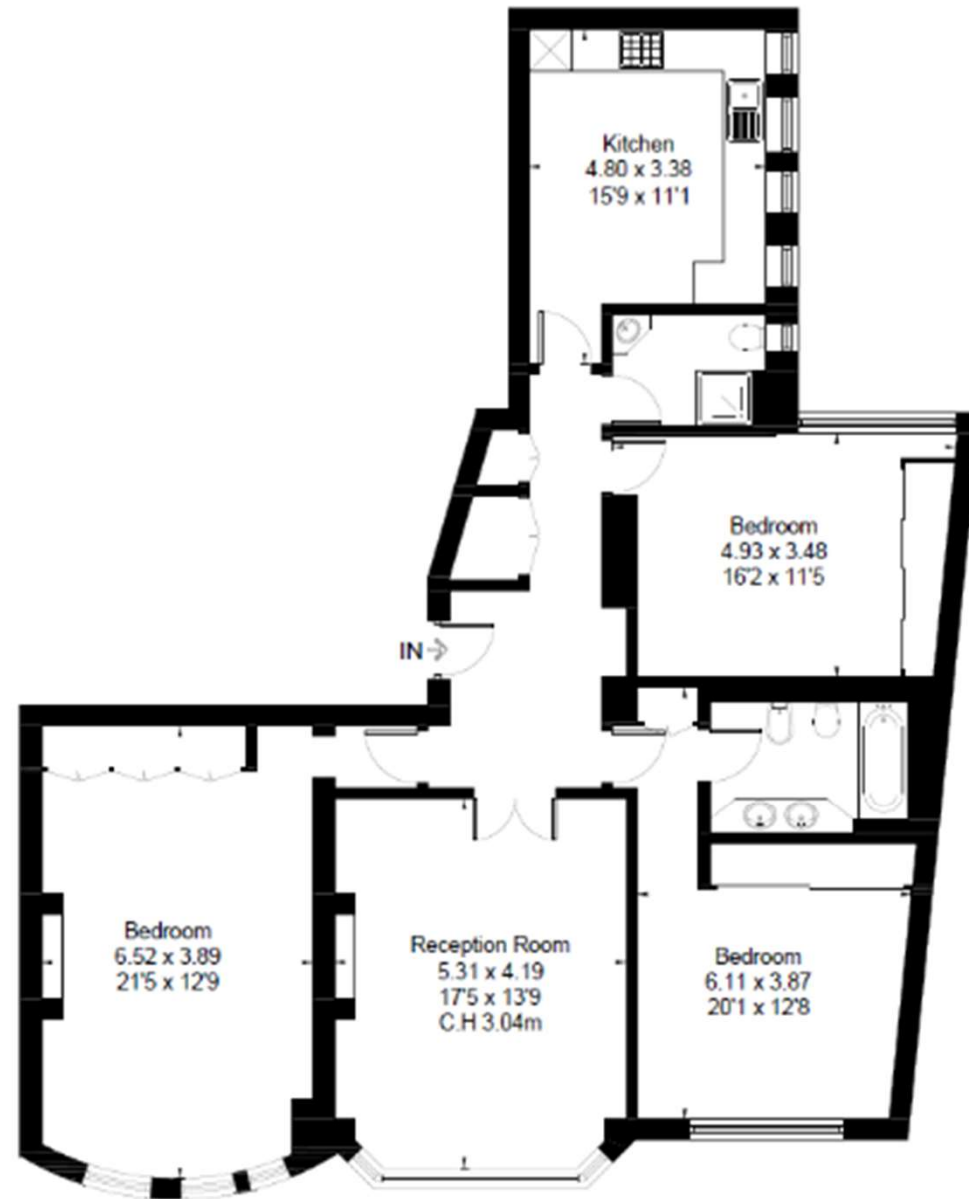






## BASIL STREET, SW3

Approximate Floor Area = 124.2 sq m / 1337 sq ft



First Floor

### FINER DETAILS

- Tenure: Share of Freehold
- Term: Expires
- Service Charge: £16,640 per annum
- Ground Rent: £ 0 Annually (subject to increase)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	