

**Egerton Place, London, SW3**  
£1,795,000 Share of Freehold

2  1  1 



Winkworth Knightsbridge & Chelsea  
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A beautifully presented two-bedroom penthouse in Knightsbridge.

### ABOUT THIS FLAT

A superb two double bedroom penthouse apartment in one of Knightsbridge's most sought-after addresses. This extremely well presented flat is situated on the fourth floor (with entrance from third) of a well maintained mid-terrace period conversion and extends to 1060sq/ft (99sq/m) of laterally arranged accommodation. The master bedroom is quietly located at the rear of the apartment with green and leafy views. Of particular mention is the impressive double aspect reception room with two large sash windows to the front that offer attractive

views as well as providing excellent natural light into an ideal entertaining space. The property also benefits from access to well maintained private communal gardens (subject to an annual charge).

### KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 1060 Square Feet
- Upper Floor
- Communal Gardens



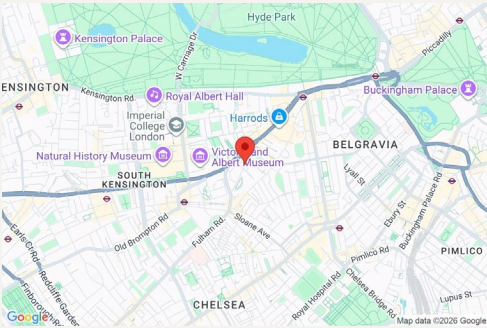












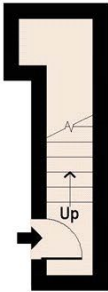
FINER DETAILS

- Tenure: Share of Freehold
- Service Charge: £6,535.64 including contribution to reserve fund
- Ground Rent: TBC
- EPC Rating: E
- Council Tax Band: G

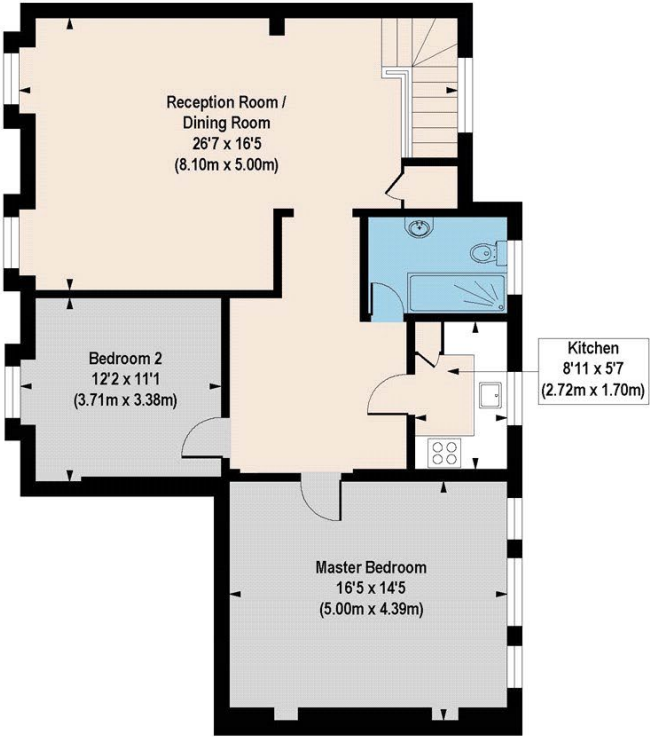
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

EGERTON PLACE, SW3

APPROX. GROSS INTERNAL AREA \*  
1060 Ft² - 98.50 M²  
Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.



Third Floor  
Gross Internal  
Floor Area 48 Sq Ft



Fourth Floor  
Gross Internal  
Floor Area 1012 Sq Ft

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.





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