

# EGERTON CRESCENT | SW3



Winkworth

# Egerton Crescent

Knightsbridge, London SW3 2EB

A newly refurbished two bedroom lower ground floor flat in a well maintained Stucco fronted period conversion at a prestigious address.

The flat benefits from a corner position in the building which brings with it good amounts of natural light. It extends to 762sq/ft (71sq/m) of accommodation that has been comprehensively refurbished with high quality fixtures and fittings in a lavish, but neutral style.

Accommodation comprises: smart entrance hall with herringbone wood flooring, bright living room with dual aspect, well-equipped integrated kitchen with excellent storage, double bedroom with built-in wardrobes, second bedroom with en-suite shower room and separate family bathroom.

**ASKING PRICE: £1,300,000 Subject to Contract**

**TENURE: Long Lease**

**LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea**

**COUNCIL TAX BAND: Band G**

**SERVICE CHARGE: £2,730 per annum**

**GROUND RENT: £95 per annum**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Location:**

Egerton Crescent is located off the Brompton Road and is ideally situated for the many shops, restaurants and Cafes of Brompton Cross as well as the underground links at South Kensington that includes Circle, District and Piccadilly lines.

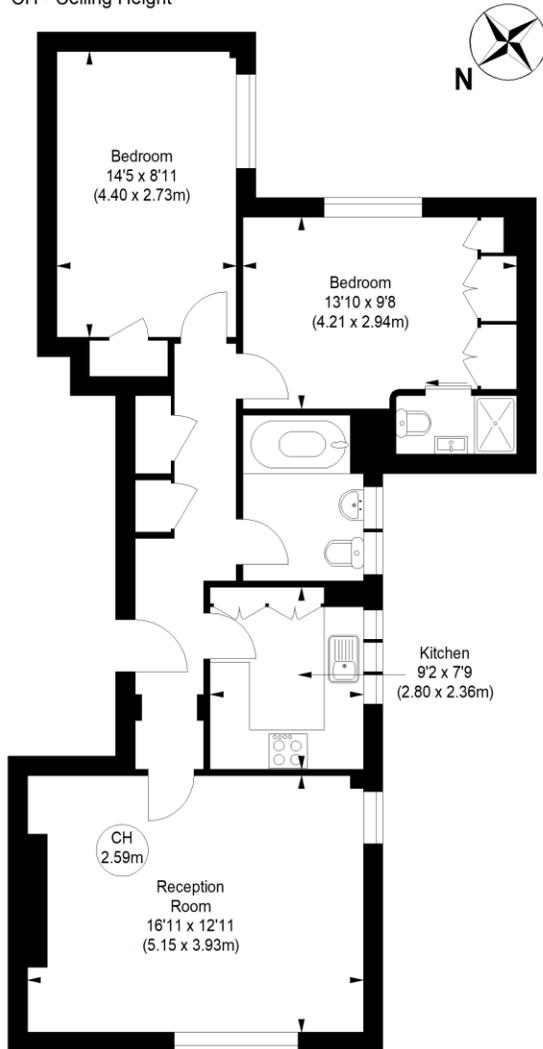
**Two Bedrooms | 2 Bathrooms | Newly Refurbished | Residents Parking | 762 Sqft | EPC Rating D**

# EGERTON CRESCENT, SW3

Approximate gross internal area

732 sq ft / 68.00 sq m

Key :  
CH - Ceiling Height



LOWER GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



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for every step...

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