

EGERTON GARDENS | SW3



Winkworth

34-36 Egerton Gardens, SW3

Situated on one of Knightsbridge's leading addresses, this first and second floor conversion flat occupies a stunning position with a pleasant aspect from the front façade over the street.

The building is entered through a smart communal entrance with the advantage of a passenger lift. The flat is very well presented and has the added benefit of a private ornamental balcony as well as access to a beautiful communal garden square. The reception room features ceiling heights typical for a first floor with an open plan modern kitchen. There are two double bedrooms and a shower room.

ASKING PRICE: £900,000 *subject to contract*

TENURE: Leasehold; expiring on 28 September 2192 (167 years remaining)

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

SERVICE CHARGE: £4,200 per annum





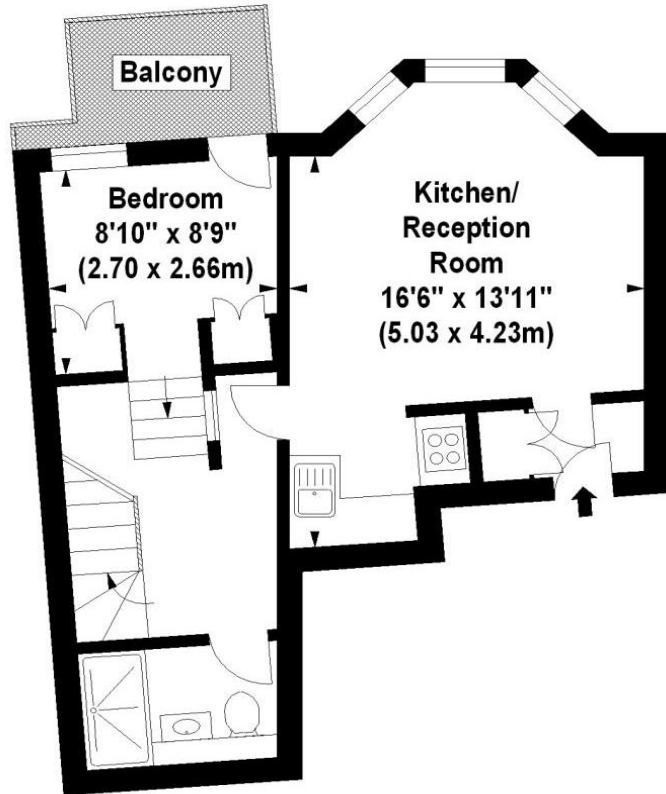
Location:

Egerton Gardens is a prime Knightsbridge address tucked away behind Brompton Road between South Kensington and Knightsbridge. It is within easy access of the numerous shops, restaurants and other amenities of the area with the nearest underground stations at South Kensington (District, Circle and Piccadilly lines) and Knightsbridge (Piccadilly).

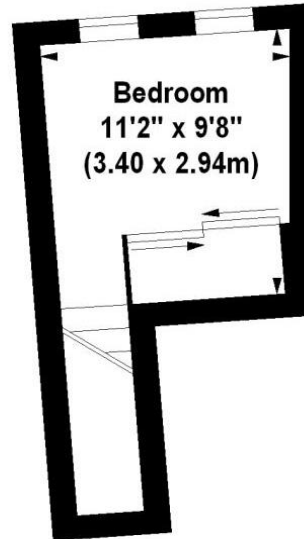
Two Bedrooms | Balcony | Communal Garden Access | 551 Sq ft approx. | EPC Rating D

Egerton Gardens SW3

Approx. Gross Internal Area *
551 Sq Ft - 51.19 Sq M



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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