

Ovington Square, Knightsbridge, SW3 1LR  
OIEO £1,000,000 *LEASEHOLD*

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Winkworth Knightsbridge  
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A stylish and naturally bright two-bedroom apartment situated on the first floor (with lift) of a desirable purpose-built block in central Knightsbridge

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## ABOUT THIS FLAT

A bright and well-presented two-bedroom apartment situated on the first floor (with lift) of a well-maintained purpose-built block in the heart of Knightsbridge. The property benefits from excellent natural light, a spacious reception room, two generous double bedrooms, and a well-appointed kitchen and bathroom. With its prime location and practical layout, the apartment offers an ideal home or pied-à-terre moments from Hyde Park, Harrods, and the boutique shops and restaurants of Sloane Street and Brompton Road.

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## KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 778 Square Feet
- Upper floor with lift
- Communal Garden







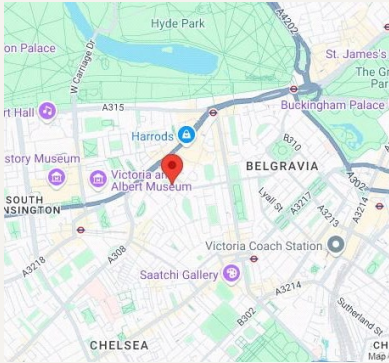












# Ovington Square, London, SW3

Approximate Area = 778 sq ft / 72.3 sq m

For identification only - Not to scale

## FINER DETAILS

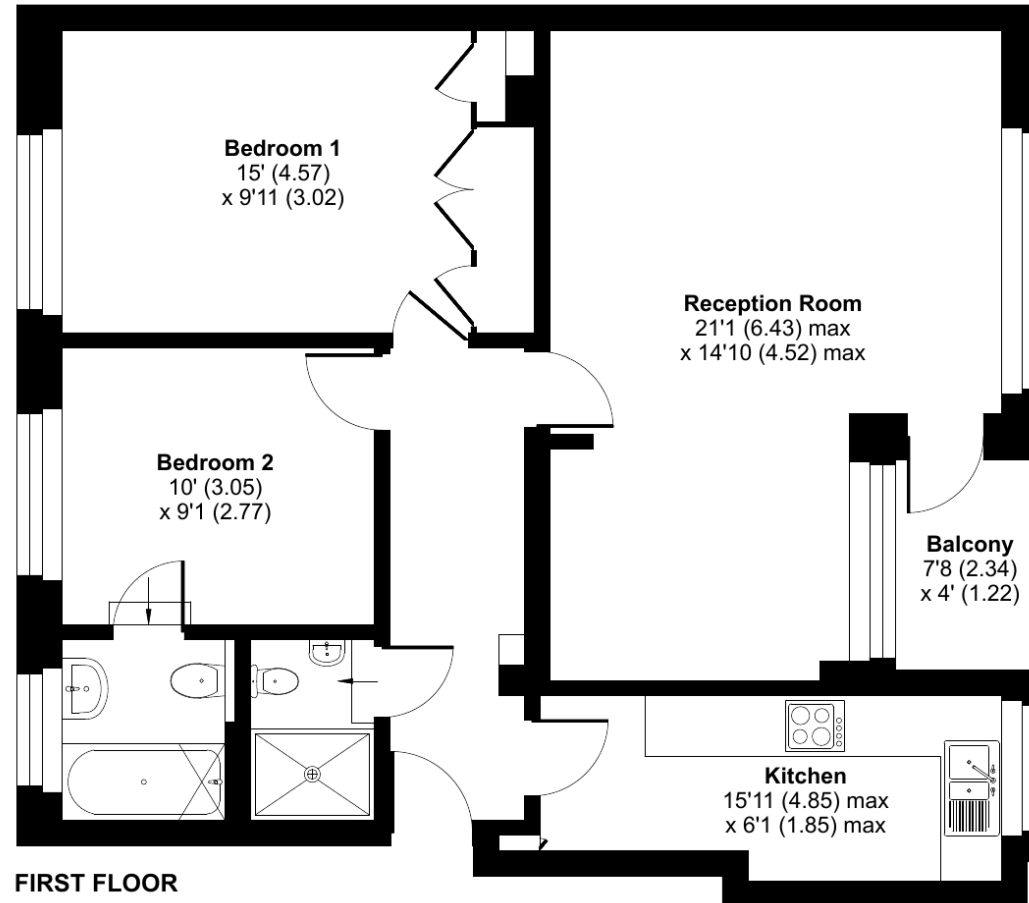
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Leasehold: 121 years 2 months

Service Charge: £6,400 (includes CH and HW) plus an additional contribution to a reserve fund of £1,300pa

## 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>	76	82
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Movewise. REF: 923545





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