

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

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Winkworth Knightsbridge
020 7589 6616 | knightsbridge@winkworth.co.uk

Winkworth

for every step...

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

ABOUT THIS FLAT

A bright two-bedroom apartment on the first floor (with lift) of a well-kept block in Knightsbridge. Offering a spacious reception, two double bedrooms, and a modern kitchen and bathroom, the flat is ideally located moments from Hyde Park, Harrods and Sloane Street.

There is a buyer's premium assigned to this lot, whether bought before or at auction of 1% inc. VAT. To register for the auction and legal pack please provide this link: <https://smartpropertyauctions.co.uk/> Auction date is 9th October between 0900 and 1200.

KEY FEATURES

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

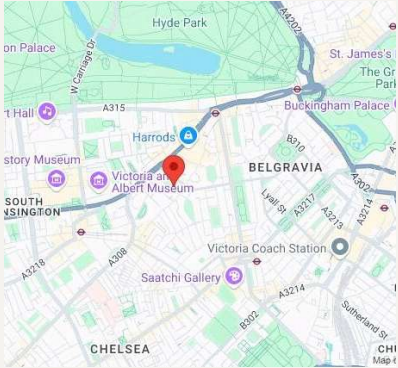












Ovington Square, London, SW3

Approximate Area = 778 sq ft / 72.3 sq m

For identification only - Not to scale

FINER DETAILS

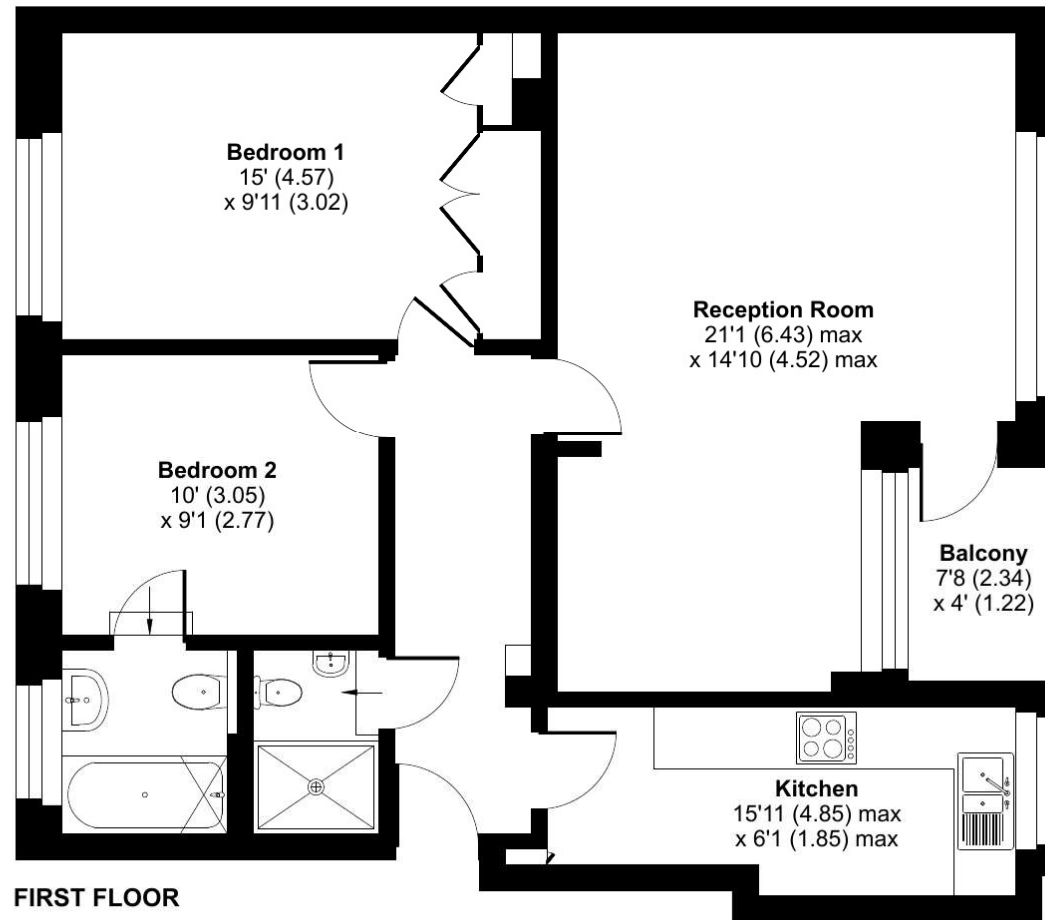
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Leasehold: 121 years 2 months

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+) 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	



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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