



EGERTON GARDENS, SW3
£4,950,000

ELEGANT LIVING IN EGERTON GARDENS – A LUXURIOUS DUPLEX WITH TIMELESS CHARM

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DESCRIPTION:

An exceptional duplex apartment situated in the prestigious Egerton Gardens. This elegant residence offers a perfect blend of luxury, comfort, and convenience, featuring direct lift access and stunning high ceilings. The spacious dining room and cozy television room offer an ideal space for entertaining or relaxing with family and friends. The modern, well-equipped kitchen boasts top-of-the-line appliances and ample storage. The ensuite bathroom is beautifully appointed, providing a serene space to relax and rejuvenate. Two further ensuite double bedrooms each offer generous proportions and elegant finishes.





Egerton Gardens, SW3

Approximate Floor Area = 226.9 sq m / 2442 sq ft
Including Limited Use Area (4.9 sq m / 53 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1083556)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
Not energy efficient - higher running costs	F		
	G		
		72	79

England, Scotland & Wales

EU Directive 2002/91/EC



Tenure: Leasehold

Term: 80 year and 1 months

Service Charge: £11,764 per annum

Ground Rent: Peppercorn

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.