

**Egerton Gardens, London, SW3**

£4,950,000 *LEASEHOLD*

3  2  4 



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## Elegant living in Egerton Gardens – a luxurious duplex with timeless charm

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### ABOUT THIS FLAT

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.

### KEY FEATURES

- 3 bedrooms
- 2 reception room
- 4 bathrooms
- 2,442 Square Feet
- Upper floor with lift
- Communal Gardens

















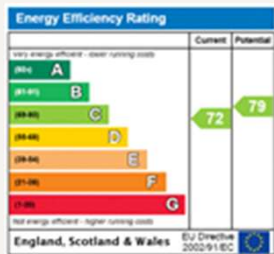






## FINER DETAILS

- Tenure: Leasehold
- Term: 79 Years and 10 Months
- Service Charge: £11,764 per annum
- Ground Rent: Peppercorn
- Council Tax Band: H



## 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)





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