

# EGERTON GARDENS

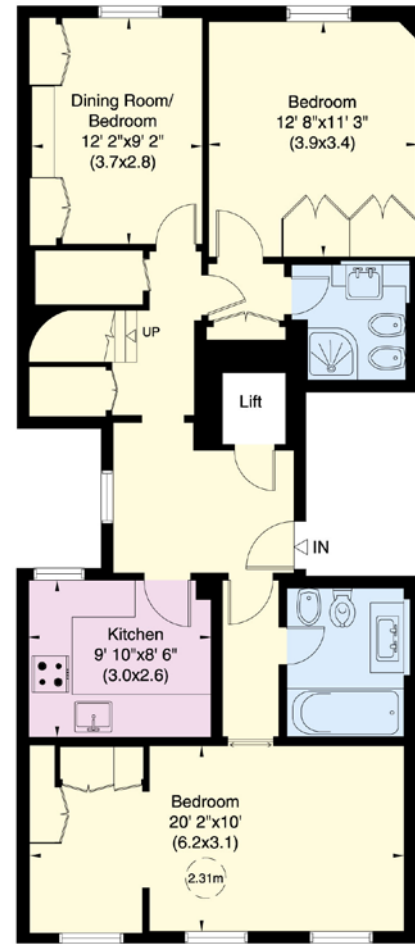
KNIGHTSBRIDGE SW3

Set over the top two floors of a handsome Victorian building, this two bedroom two bathroom apartment measures over 1,100 sq ft and boasts direct lift access and two private roof terraces. The first floor comprises two double bedrooms, two bathrooms, a separate kitchen and a dining room or third bedroom which overlooks manicured gardens to the front and rear. The entire second floor is taken up by a generous reception room with breath taking views from its two private roof terraces. This spacious apartment offers any incoming purchasers the ideal living arrangement.

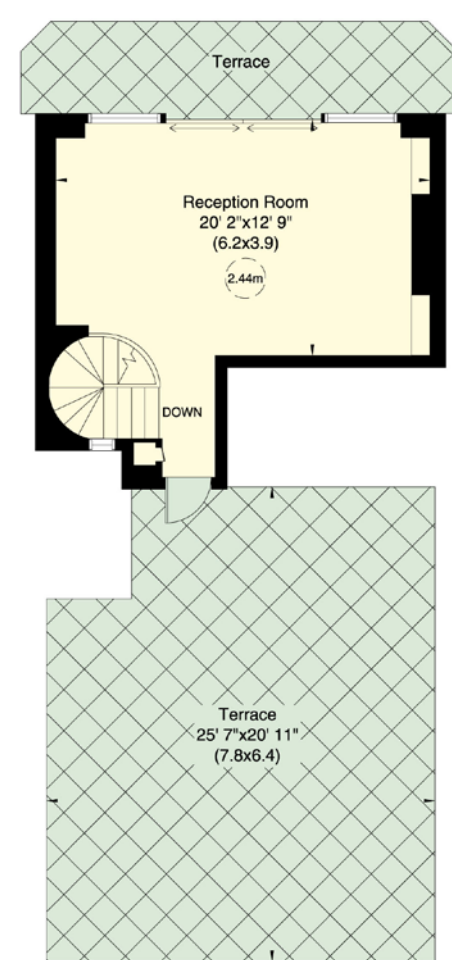


### FEATURES

- Two Bedrooms ■ Two Bathrooms
- Third Bedroom/Dining Room
- Reception Room ■ Kitchen
- Two Private Roof Terraces
- Direct Lift Access



**FIFTH FLOOR**



**SIXTH FLOOR**



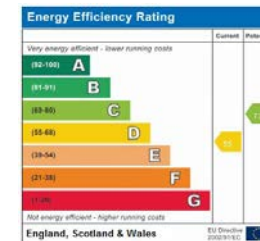
**APPROX. GROSS INTERNAL AREA**

1,163 sq. ft./  
108 sq. ft.  
Excluding lift

**PRICE** £3,100,000

**TENURE** Leasehold  
With 77 Years  
Remaining

**SERVICE CHARGE**  
Approx. £4,880  
per annum



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