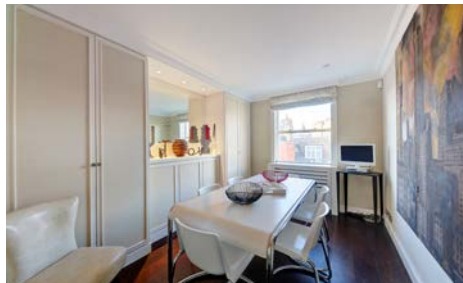


EGERTON GARDENS

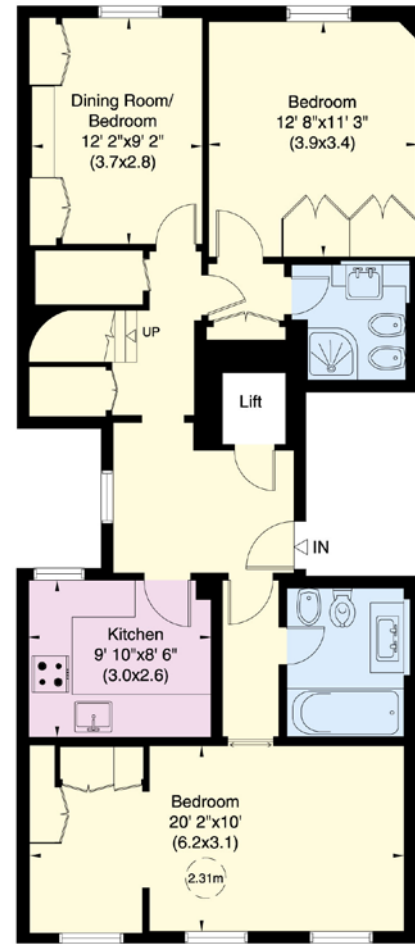
KNIGHTSBRIDGE SW3

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.

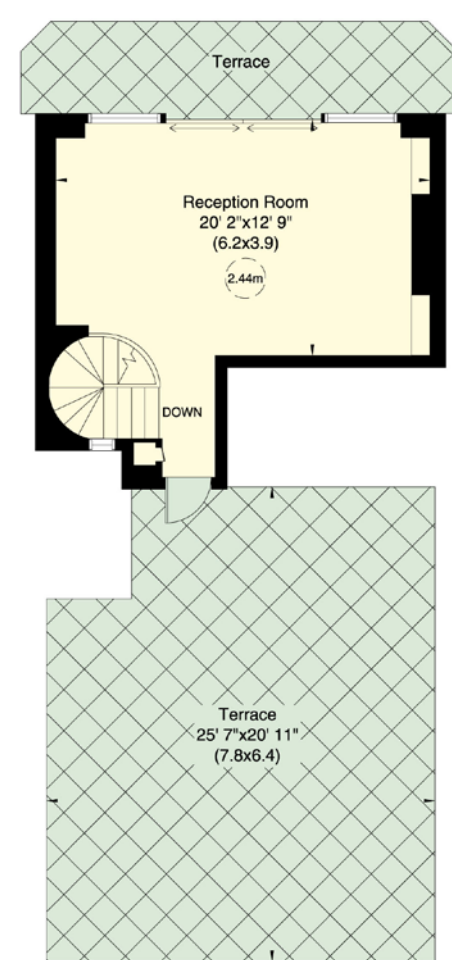


FEATURES

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



FIFTH FLOOR



SIXTH FLOOR



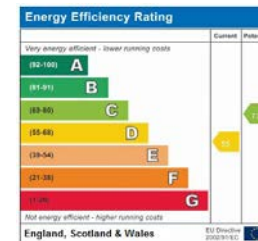
APPROX. GROSS INTERNAL AREA

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

PRICE £2,600,000

TENURE Leasehold
With 77 Years
Remaining

SERVICE CHARGE
Approx. £4,880
per annum



NVP
NICOLAS VAN PATRICK

6-8 MONTEPIELIER STREET,
LONDON SW7 1EZ
SALES | +44 (0)20 7581 8277
LETTINGS | +44 (0)20 7590 1200
info@nicolasvanpatrick.com
www.nicolasvanpatrick.com

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.