



# KINGSTON HOUSE EAST

KNIGHTSBRIDGE SW7

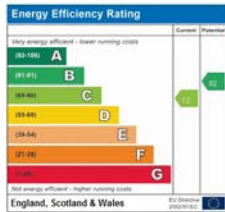
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## FEATURES

- Principal Bedroom with En Suite Bathroom
- Further Two Double Bedrooms
- Family Bathroom
- Open-Plan Kitchen Diner Reception Room
- Park Views
- Long Lease
- 24 Hour Porters
- Lift
- Communal Gardens

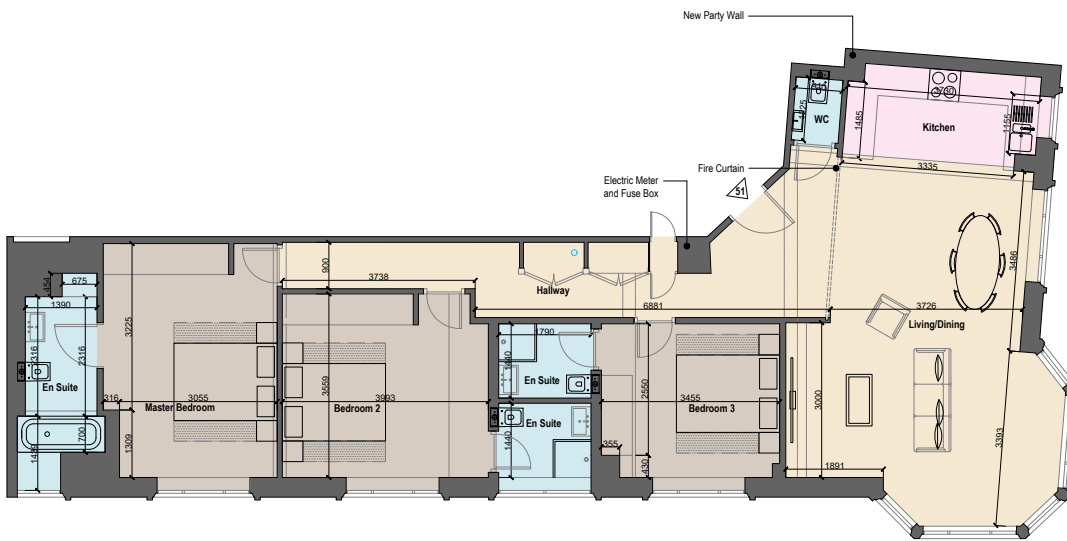


## APPROXIMATE GROSS INTERNAL AREA

107.11 sq m / 1,153 sq ft



## FIFTH FLOOR



## PROPOSED LAYOUT

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.



On the market for the first time in over 40 years. With permission granted for refurbishment throughout is this large lateral 5th floor park facing apartment, within this prestigious Knightsbridge building.



With over 35ft of park frontage living space with unencumbered views over Hyde Park and beyond. Offering over 1,300 sq ft of accommodation, currently laid out as three double bedrooms, two bathrooms and further benefitting from access to the beautiful communal gardens of Kingston House East. Additionally, the building offers a 24 hour porter service along with a separate basement storage unit.

Kingston House East is located in one of the most prestigious areas of Knightsbridge, just south of Hyde Park. It is equidistant from Kensington and Knightsbridge and close to the many internationally renowned amenities of Knightsbridge.

Price: £2,300,000

Tenure: Share of Freehold with 118 Years Remaining

Service Charge: Approx. £16,468.56 per annum which includes heating and hot water.



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