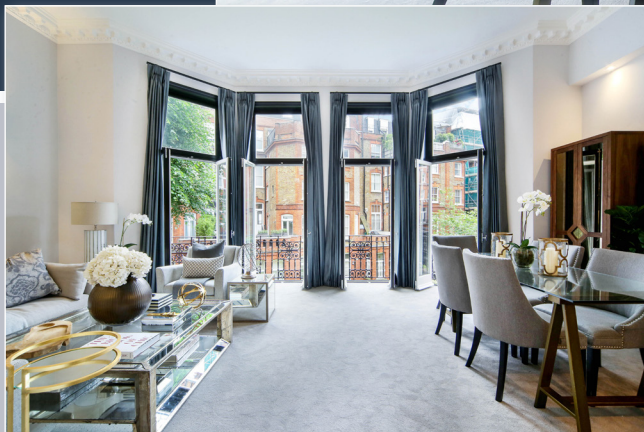


Egerton Gardens, Knightsbridge, SW3



A wonderful first floor split-level apartment with the benefit of a balcony south-facing over the private garden. The flat occupies the principal floor of the handsome red-brick late Victorian period house which sits mid-terrace within this well-known and highly regarded “quarter” in the heart of Knightsbridge. It benefits from being equidistant from both South Kensington and Knightsbridge tube stations and enjoys all the world class culinary and retail outlets that the area is renowned for globally.
***photos are from original lettings brochure



Guide Price: £2,250,000
Tenure: Leasehold - 118 years (exp. 21/12/2143)
Ground Rent: Peppercorn
Service Charge: £2,214.43 for quarter ending 28/9/25 incl. reserve fund
Local Authority: Royal Borough of Kensington and Chelsea
Council Tax: Band G
EPC: C

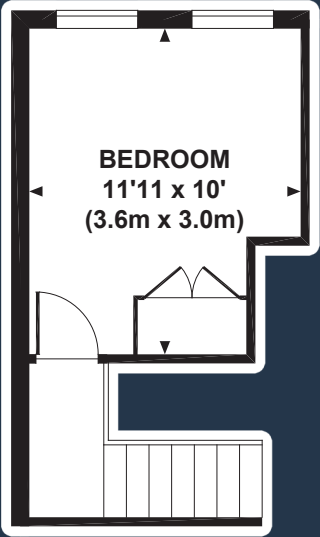


ACCOMMODATION

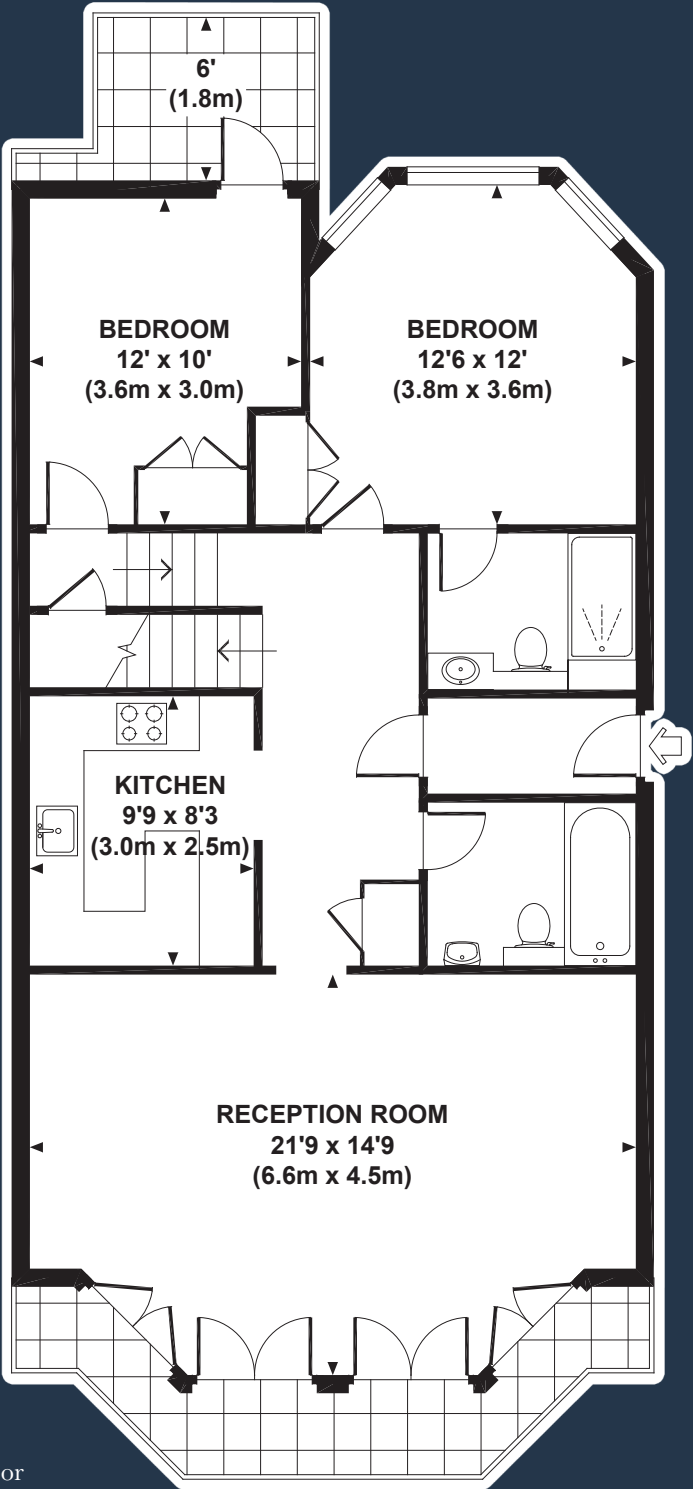
- Late Victorian period building
- 3 Double bedrooms
- 2 Bathroom (1 en suite)
- 2 Private balconies
- Independent gas central heating and hot water
- Lift
- Use of communal gardens
- Within half a mile of South Kensington and Knightsbridge tube stations
- Approx. 1,060 sq ft / 99 sq m



Gross internal area (approx.)
1,060 sq ft (99 sq m)



Second Floor



First Floor



These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

JLL Chelsea
2 Cale Street
London, SW3 3QU
020 7399 5010

