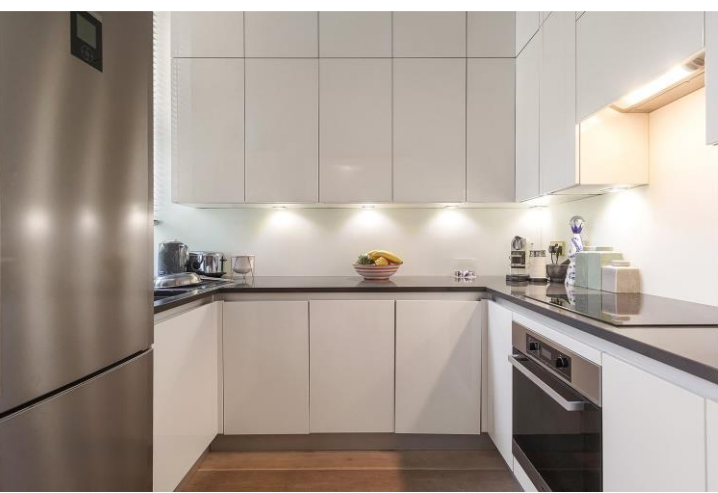




Egerton Gardens  
Knightsbridge, SW3

CHESTERTONS









A superb one bedroom apartment measuring approximately 796 sqft and situated in a prestigious enclave of Knightsbridge.

The property has an impressive drawing room with exceptionally high ceilings and direct access to the communal gardens. The separate kitchen has been refurbished to an exceptionally high standard with modern appliances fitted throughout.

The internal hall provides ample storage space and leads to the family bathroom and adjacent main bedroom with built in wardrobes.

Egerton Gardens is conveniently located within easy reach of Harrods and the designer boutiques, cafes and restaurants of Knightsbridge and Brompton Cross, whilst transport links are superb as South Kensington is only a short walking distance.

- Kitchen
- W/C
- Living room/dining room
- Hallway with storage cupboards
- Bathroom
- Main bedroom

Asking Price: £1,650,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (94-100)		
B (81-93)		
C (69-80)	69	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold (Expires: 18/09/2105)

**Service Charge:** £4828.16

**Ground Rent:** Peppercorn

**Local Authority:** Royal Borough of Kensington and Chelsea

**Council Tax Band:** G

**Chestertons Chelsea Sales**

31 Lowndes Street

Knightsbridge

London

SW1X 9HX

sales.chelsea@chestertons.com

020 7594 4740

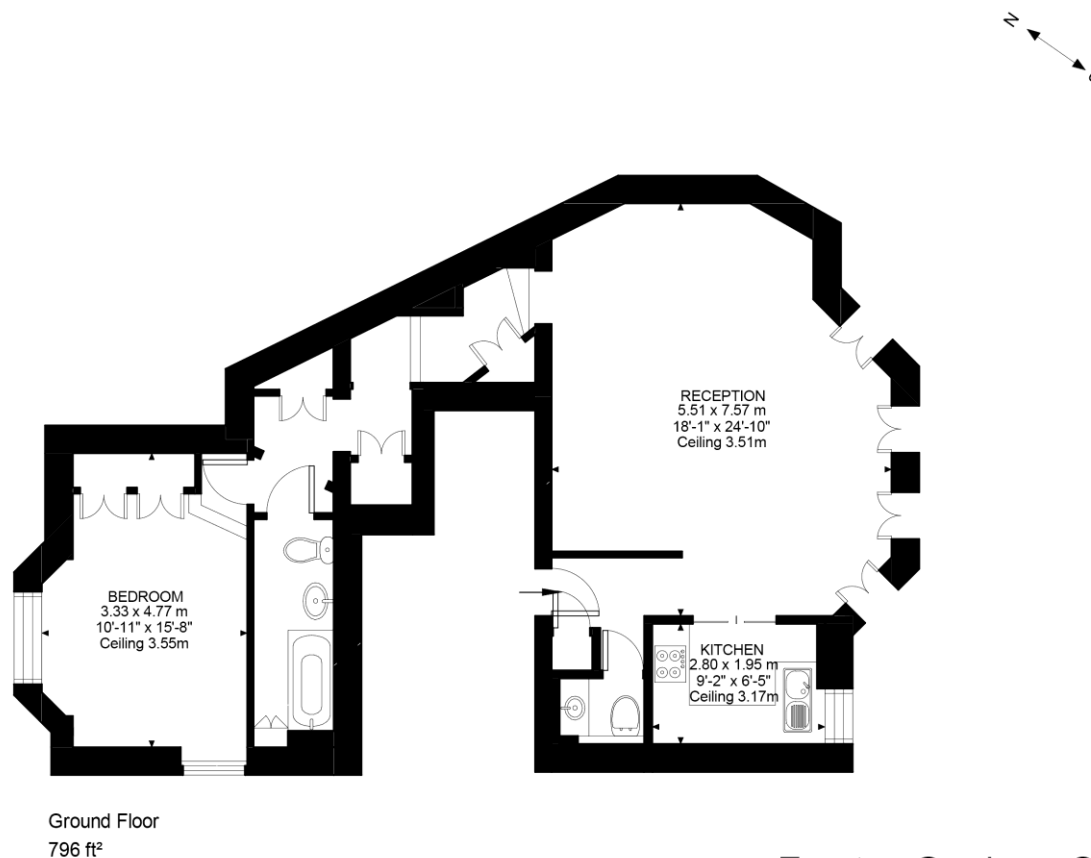


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

