



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 £1,590,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C	69	80
55-68 D		
40-54 E		
21-39 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 81 years 4 months

Service Charge: £4828.16

Ground Rent: Peppercorn

Local Authority: Kensington and Chelsea London Borough Council

Council Tax Band: G

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St

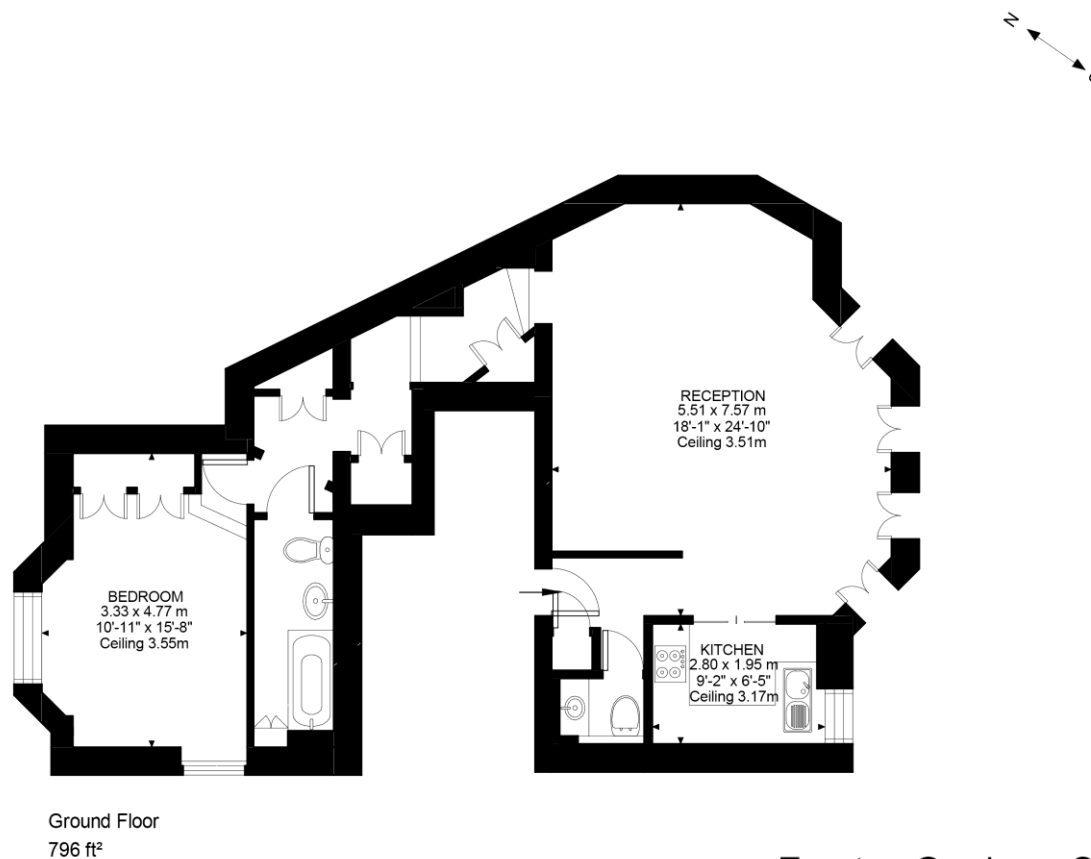
Knightsbridge

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Approximate Gross Internal Area

73.94 SQ.M / 796 SQ.FT

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

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