



Southwell House
34-36 Egerton Gardens, SW3

CHESTERTONS





A beautiful studio flat with direct access to one of Knightsbridge's most famous communal gardens.

Comprising an entrance hall with excellent storage, a bathroom, separate kitchen and a striking reception room. The property is exceptionally light, benefitting from a charming south facing bay window and particularly high ceilings. The flat is positioned to the rear of the building so holds a safe and secure position within the gardens.

The location of this splendid residence is truly exceptional. Nestled in the desirable Egerton Gardens, you'll find yourself effortlessly connected to a wealth of shops, restaurants and museums that grace the vibrant avenues of Brompton Road, Brompton Cross, and the sophisticated district of South Kensington.

- Direct Garden Access
- South Facing
- Separate Kitchen
- Bathroom
- 3m High Ceilings

Asking Price £595,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		80
63-71	D	62	
55-62	E		
47-54	F		
39-46	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 171 years 4 months
Service Charge: £4508 per annum and a garden contribution of £359.48 per annum
Ground Rent: Peppercorn
Local Authority: Royal Borough of Kensington & Chelsea

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St
 Knightsbridge
 London
 SW1X 9HX

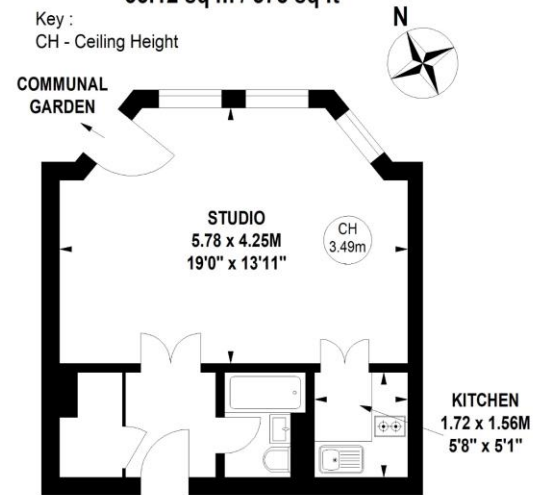
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Southwell House, Egerton Gardens, SW3

Approximate gross internal area

35.12 sq m / 378 sq ft

Key :
CH - Ceiling Height



Raised Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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