



Lincoln House
Basil Street, SW3

CHESTERTONS





This superb three-bedroom apartment, located on the first floor of the highly sought-after Lincoln House, offers a rare opportunity to reside in one of London's most prestigious addresses.

Set in the heart of Knightsbridge, the property is within walking distance of both the renowned Knightsbridge and the iconic Sloane Street, placing a wealth of world-class shopping, dining, and cultural landmarks at your doorstep.

Lincoln House offers the convenience of 24-hour portage, ensuring of secure and comfortable living for its residents. The apartment itself is well designed, with a generously proportioned reception room that benefits from an abundance of natural light with its large windows. The impressive high ceilings further enhance the feeling of space and grandeur throughout.

Combining an enviable location, sophisticated interiors, and exceptional services, this property provides the ultimate Knightsbridge lifestyle. Moreover, Harrods, the world-famous department store, is just a stone's throw away, making this apartment one of the most coveted addresses in the capital.

- Lateral Apartment
- Three Bedrooms
- Two Bathrooms
- Large Reception Room
- 24 hour Porters
- Central Knightsbridge Location

Asking Price £2,950,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		82
81-91 B		
69-80 C	71	
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold with a Share of Freehold (expires 25/03/3008)

Service Charge: £8,320 pa

Ground Rent: Peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: H

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St

Knightsbridge

London

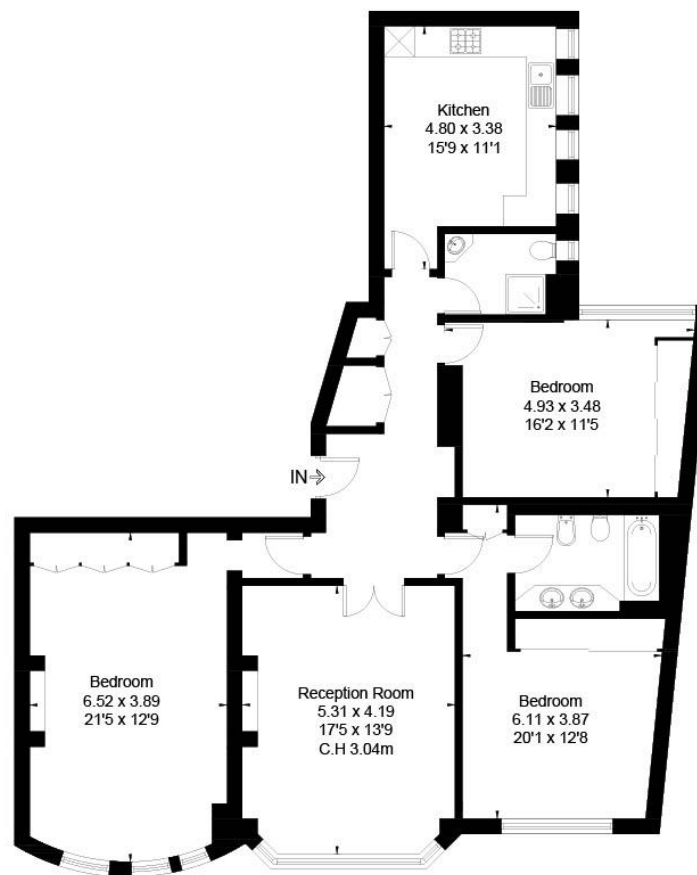
SW1X 9HX

knightbridge@chestertons.co.uk

020 7235 8090

BASIL STREET, SW3

Approximate Floor Area = 124.2 sq m / 1337 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #80923

Chesterton UK Services Limited 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 UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable