



Kinnerton Street
Knightsbridge, SW1X

CHESTERTONS





A charming maisonette arranged over the first and second floors with its own street entrance. The property is extremely light with the entrance via the gated, cobbled mews of Kinnerton Mews North. Presented in very good order throughout having been renovated in 2023.

The property has access to Belgrave Square and Tennis Courts by separate arrangement with Grosvenor.

Kinnerton Street is a quiet street located off Motcomb Street with its abundance of local restaurants, shops and the newly refurbished Pantechnicon building offering further dining experience.

Sloane Street with Harvey Nichols and Brompton Road with Harrods are a short walkway together with the recreational facilities of Hyde Park. The transport facilities are also within walking distance (Knightsbridge Piccadilly Line)

- Own street entrance in quite cobbled mews
- Good order throughout
- Two double bedrooms
- Long lease

Asking Price £1,750,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

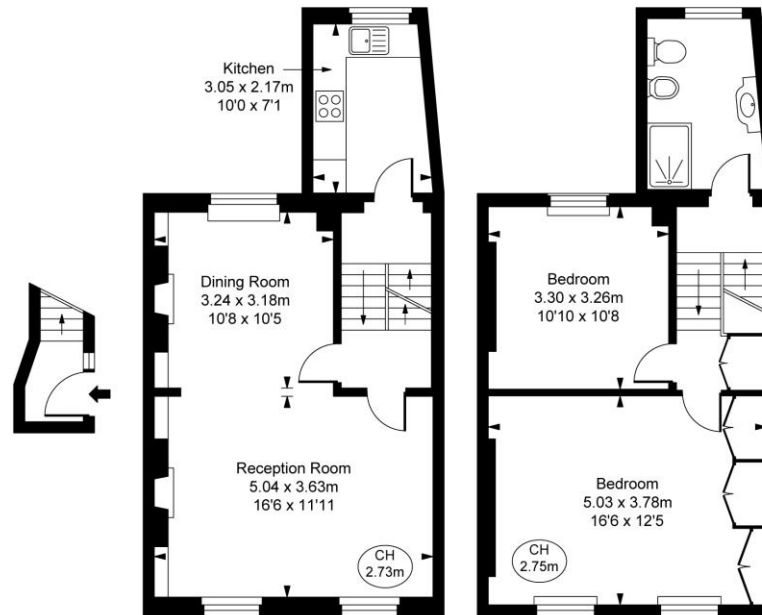
Tenure: Leasehold : Expiring 25th December 2140 i.e. approximately 115 years unexpired
Service Charge: £1,645 per annum for year ending December 2024
Mews Charge: £453 per annum
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Knightsbridge & Belgravia Sales

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Kinnerton Street,
Knightsbridge, SW1X
Approximate Gross Internal Area
87.34 sq m / 940 sq ft
(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
2.02 sq m / 22 sq ft

First Floor
Approximate Gross Internal Area
42.21 sq m / 454 sq ft

Second Floor
Approximate Gross Internal Area
43.11 sq m / 464 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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