

**LANCELOT PLACE, KNIGHTSBRIDGE, SW7**







### Key Features

- Luxurious contemporary three bed three bath apartment
- Superb double reception room
- 24h concierge, lift and underground parking
- Gym, pool and spa facilities
- Fantastic location in Knightsbridge, just opposite Harrods

### Description

A stunning three bedroom apartment located on the first floor of this exclusive contemporary development in the heart of Knightsbridge, on a quiet street opposite Harrods. 10 Lancelot Place features 24 hour concierge, a lap pool, spa and gym facilities and secure underground parking. The apartment is spread over 2,600sqft and comprises a large entrance hall with a double reception room, master bedroom suite with fitted wardrobes and ensuite bathroom, 2 further double bedrooms and 2 bathrooms. The separate kitchen features granite worktops and Gaggenau appliances.

| 3 double bedrooms | 3 bathrooms | 1 reception room | separate kitchen | air conditioning | fitted wardrobes | fully furnished | lift | pool spa sauna | gym | 24 hr concierge | secure parking for 1 car |

### Situation

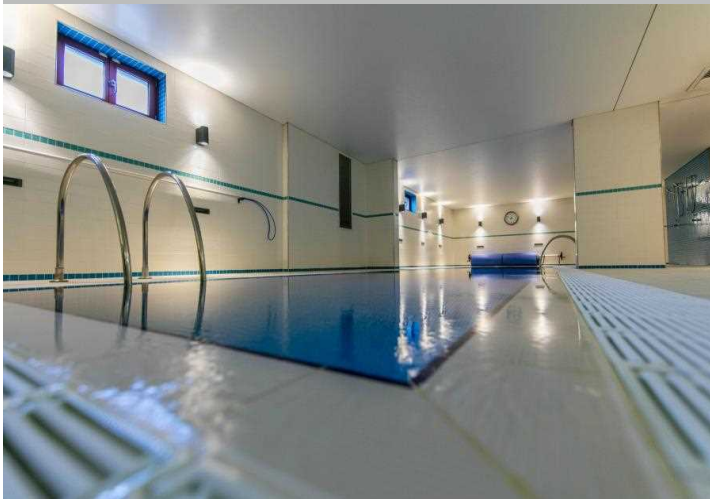
The apartment is conveniently located a stone's throw from all of the boutique shops of Knightsbridge and the open spaces of Hyde Park. Knightsbridge underground station (Piccadilly Line) is located a minutes walk away and access to Heathrow is quick via the A4/M4.

**LANCELOT PLACE,  
KNIGHTSBRIDGE, SW7**





*Luxurious contemporary apartment in an exclusive development opposite Harrods*



Terms

- Price:** £3,500.00 per week
- Furnished/Unfurnished:** Furnished
- Local Authority/Council Tax:** RBKC Band H £2,246.14
- Viewing** Strictly via appointment with M2 - Please call 02070438431
- Parking:** Secure parking
- Fees:** M2 Property do not charge tenant administration fees.We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) andClient Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	82	85	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.

Approximate Gross Internal Area = 242.2 sq m / 2607 sq ft

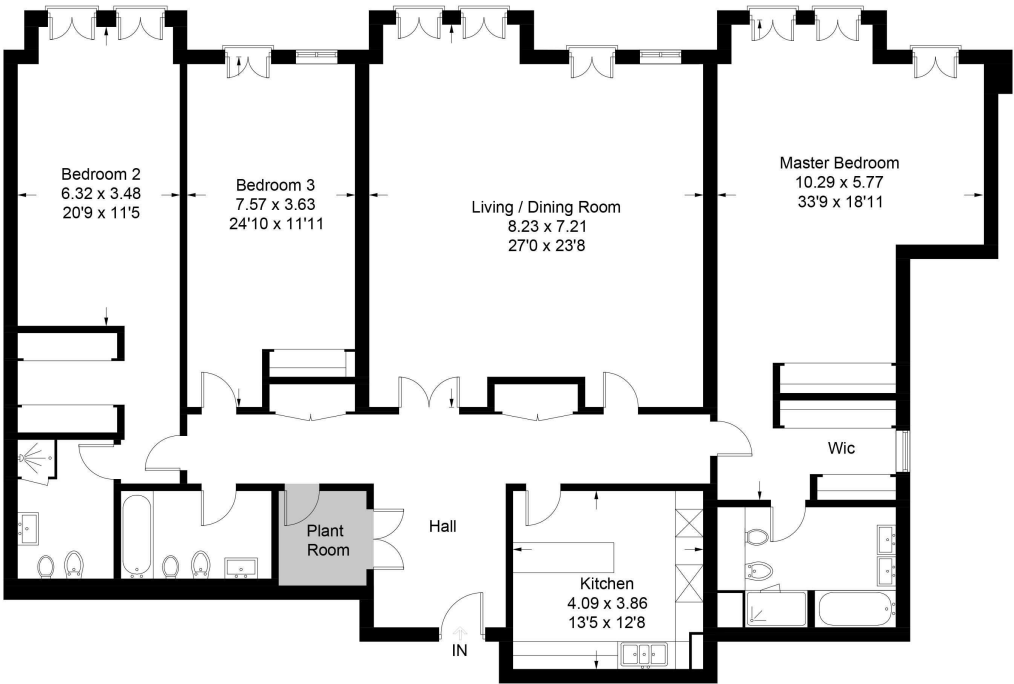


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