



BASIL  
STREET  
LONDON SW3

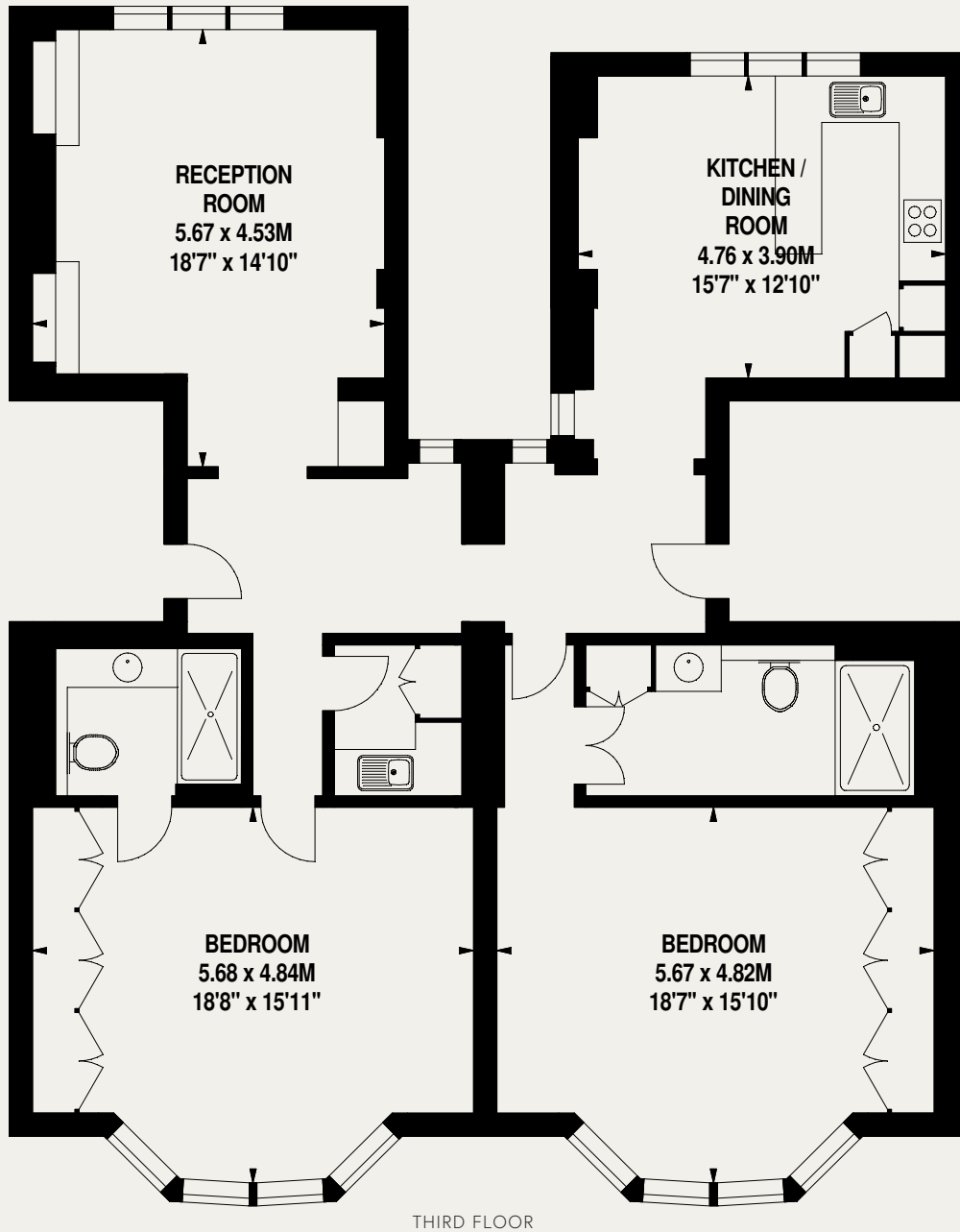
A DELIGHTFUL  
LATERAL TWO-  
BEDROOM APARTMENT  
POSITIONED ON  
3RD FLOOR OF THIS  
CENTRALLY LOCATED  
BUILDING, CLOSE TO  
HARRODS AND VERY  
MUCH IN THE HEART OF  
KNIGHTSBRIDGE.

The property is presented generally in very good condition; however, the kitchen could benefit from some modernisation. The rest of the apartment has been recently refurbished, including two new bathrooms and new wood floors throughout. Additionally, within the building, there is a lift, a porter, and the communal areas have recently been overhauled and presented very well, along with a new lift servicing all floors.

Jefferson House is located on the South Side of Basil Street, just moments from Harrods in the heart of Knightsbridge. It is within walking distance of all the area's world-famous shops, restaurants, hotels, and museums, and there are numerous local transport links nearby.

The property has a lease term expiring on the 1st September 2052, with circa 28 years remaining on the lease. The vendor is agreeable to serve a section 42 notice under the 1993 act, on behalf of the prospective purchaser, should this be desired.





GROSS INTERNAL AREA (APPROX.)  
133 Sq M - 1,432 Sq Ft



#### ACCOMMODATION AND AMENITIES

- ◆ Lateral apartment
- ◆ New Communal Areas
- ◆ Porter
- ◆ New Lift
- ◆ Moments from Harrods
- ◆ Close to Sloane Street
- ◆ EPC=C
  
- ◆ £1,650,000
- ◆ Leasehold, 28 years remaining (1st September 2052)
- ◆ Council Tax Band H
- ◆ Service charges: £15,852.82
- ◆ Ground rent: £1,200



These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

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