



Lincoln House  
Basil Street, SW3

CHESTERTONS





An elegant first floor lateral apartment of circa 2,217 square feet in one of Knightsbridge's finest mansion blocks with lift and porter, located moments away from Harrods.

The accommodation includes three double bedrooms, fourth single bedroom, four bathrooms, study, large reception/dining room, separate fully fitted kitchen and guest WC.

Set on Basil Street in the heart of Knightsbridge moments from the tube. Lincoln House is conveniently located for the many shops and restaurants on Brompton Road and Sloane Street including the world famous Harrods store.

- Lateral apartment of 2,217 sq ft
- Lift access
- Porter
- Four bedrooms
- Four bathrooms
- Study

**£12,783.33 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		82
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

**Minimum Term:** 12 months  
**Deposit Required:** £17,700.00  
**Local Authority:** Royal Borough Of Kensington & Chelsea  
**Council Tax Band:** H  
**EPC Rating:** D  
**Furnished**

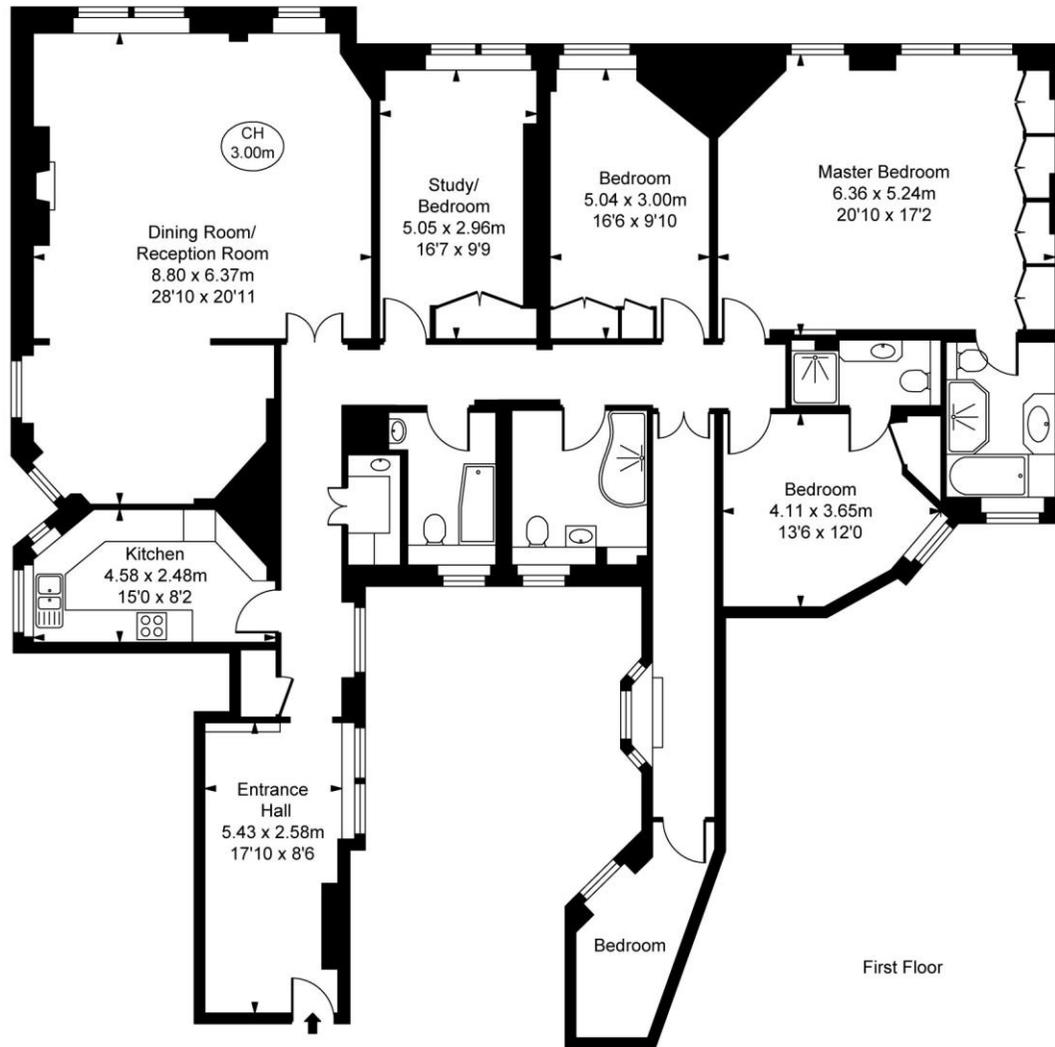
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Lincoln House,  
 Basil Street, SW3  
 Approximate Gross Internal Area  
 216.79 sq m / 2,334 sq ft  
 ( CH = Ceiling Heights )



First Floor



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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