






## EGERTON GARDENS

Knightsbridge SW3



# LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

An exceptional duplex apartment situated in the prestigious Egerton Gardens, offering a perfect blend of luxury, comfort, and convenience, featuring direct lift access and gorgeous high ceilings.

			EPC
3	3	2	C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold: approximately 81 years remaining

Ground rent: Peppercorn

Service charge: Please note, we have been unable to confirm the service charges. You should make your own enquiries.

Guide price: £4,950,000



## EGERTON GARDENS, KNIGHTSBRIDGE SW3

As you step into the expansive second floor, you are greeted by a large south-facing reception room that is bathed in natural light, providing a warm and inviting atmosphere. The high ceilings add to the feeling of openness, making it an ideal space for entertaining or relaxing with family and friends.

Adjacent to the reception room, you will find a cozy television room, perfect for unwinding after a long day. The sophisticated dining room is ideal for hosting dinner parties or enjoying everyday meals in style. The modern, well-equipped kitchen boasts top-of-the-line appliances and ample storage, catering to all your culinary needs.







## WHERE COMFORT MEETS CONVENIENCE

Ascending to the third floor, the luxury continues with a south-facing principal suite. This tranquil retreat features high ceilings, a spacious layout, and an abundance of natural light. The ensuite bathroom is beautifully appointed, providing a serene space to relax and rejuvenate.

Two further ensuite double bedrooms complete this floor, each offering generous proportions and elegant finishes. These rooms provide the perfect private spaces for family members or guests, ensuring everyone enjoys their own haven of comfort.



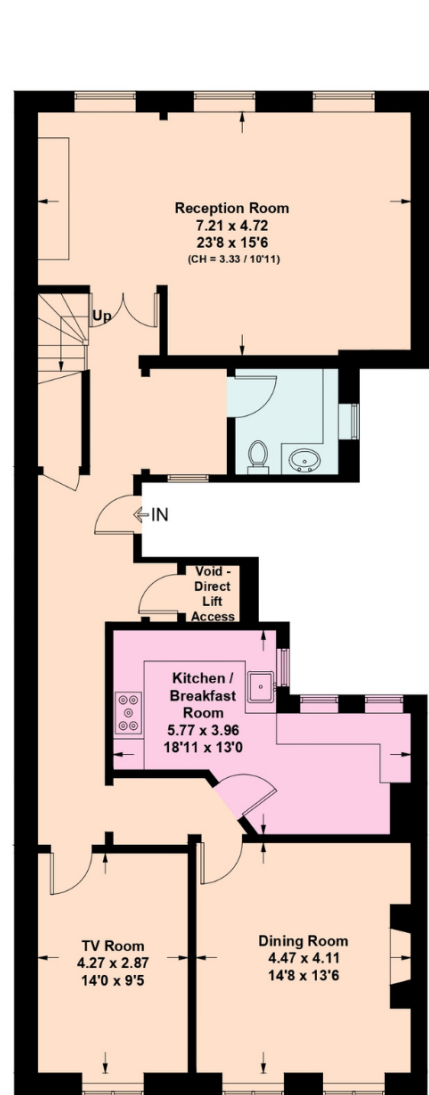
# THE BEST OF LONDON AT YOUR DOORSTEP

Egerton Gardens is a highly regarded address and is within walking distance of the many international amenities of Knightsbridge and South Kensington as well as a number of landmarks including The Victoria and Albert Museum, The Natural History Museum and The Science Museums.

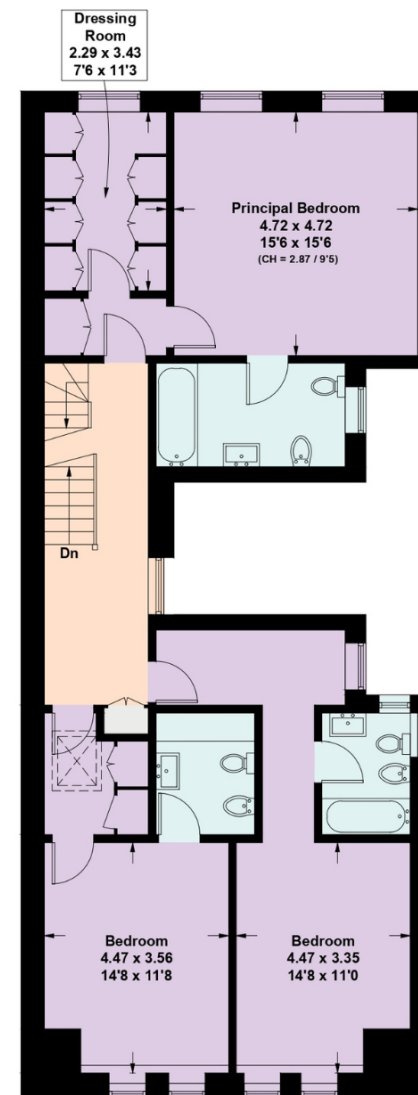








**Second Floor**



**Third Floor**

Approximate Gross Internal Area = 226.9 sq m / 2,442 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

Paul Westwood  
020 3371 3132  
paul.westwood@knightfrank.com

Knight Frank Knightsbridge  
52-54 Sloane Avenue  
SW3 3DD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.