



EGERTON CRESCENT

Knightsbridge SW3



UNIQUE OPPORTUNITY IN A SOUGHT-AFTER LOCATION

Requiring full renovation, with planning approvals and listed building consents already in place. This is a beautiful Grade II listed stucco fronted townhouse.



3-4



3-4



2-3

EPC

TBC

Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Freehold

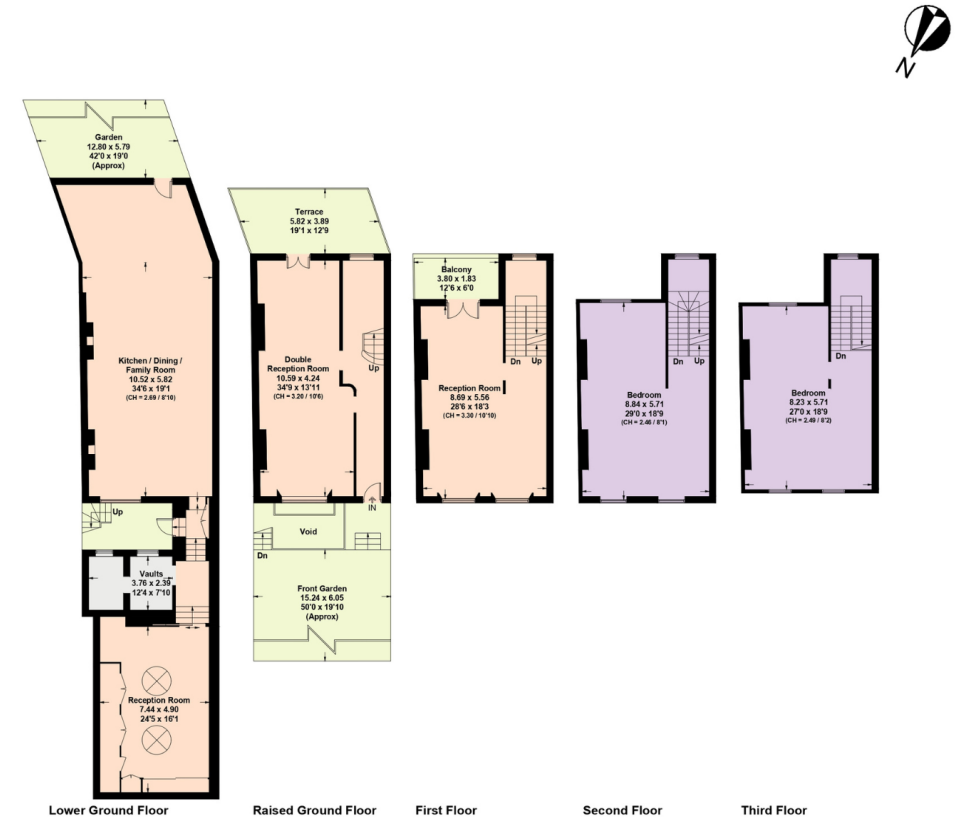
Guide price: £9,950,000



This is an incredible opportunity to purchase a Grade II listed house that requires full renovation with planning approvals and listed building consents already in place. The house is situated on one of the premier streets in Knightsbridge and the period features create the potential for a gorgeous home bathed in an abundance of natural light.

The house is a fine example of houses in the area and features a well proportioned front garden as well as a south facing private garden to the rear.

Subject to necessary permissions and conducting the required renovation and refurbishment this has the potential to be the most charming and well designed family home in the region of 3800sqft.



(Including Vaults)

Approximate Gross Internal Area = 354.2 sq m / 3812 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.

Roly Ingleby-MacKenzie
20 7861 1790
roly.im@knightfrank.com

Knight Frank Knightsbridge
52-54 Sloane Avenue
SW3 3DD

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 KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, 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 KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, 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 August 2022. Photographs and videos dated August 2022. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP