



Egerton Gardens, Knightsbridge SW3

ASHDOWN MARKS  
PROPERTY CONSULTANTS



## Egerton Gardens

### Knightsbridge, SW3 2DB

Located in a desirable spot where Chelsea, South Kensington and Knightsbridge all meet, this flat forms part of what would have been the original Drawing Room to the house. The flat has a high ceiling and wide bay window with a small balcony overlooking the gardens, a separate Kitchen and a Shower Room.

The building has a new lift and the common parts have just been redecorated.

- Studio Room
- Separate Kitchen
- Shower Room
- Balcony
- Communal Gardens (on application)
- Newly decorated common parts
- Central location near Underground
- Council Tax: Band F EPC: Rating D

Lease: Approximately 170 years remaining

Service Charge: Approximately £4,123.00 per annum, subject to annual change

**Guide Price £775,000**





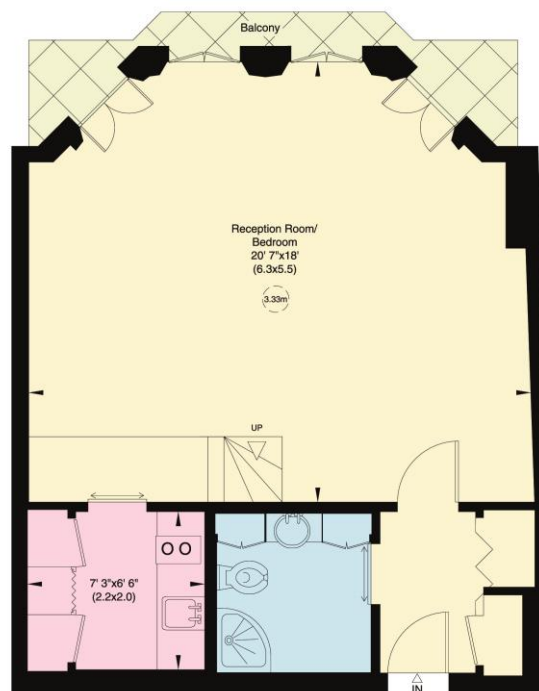
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Gross internal area (approx.)

45 Sq m (481 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. 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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