

EGERTON GARDENS
KNIGHTSBRIDGE SW3





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A WELL PRESENTED RAISED GROUND FLOOR FLAT WITH DIRECT ACCESS
ONTO COMMUNAL GARDENS.



Featuring a beautifully proportioned drawing room with a ceiling height of 3.5m/ 11'6" and a large bay window this is a lovely flat located in one of London's most prestigious areas.

Egerton Gardens is conveniently located mid-way between Knightsbridge and South Kensington which offer an extensive range of local shops ranging from department stores such as Harrods to the boutiques of Walton Street and Brompton Cross. The King's Road is also within easy reach.

ACCOMMODATION

- | Reception room with direct access to communal gardens
- | Kitchen
- | Double bedroom
- | Bathroom
- | Guest cloakroom

TERMS

Asking Price: £1,295,000

Tenure: Share of Freehold

Service Charge: £6,913.60 per annum

Ground Rent: Peppercorn

Local Authority: The Royal Borough of Kensington and Chelsea

EPC Rating: C





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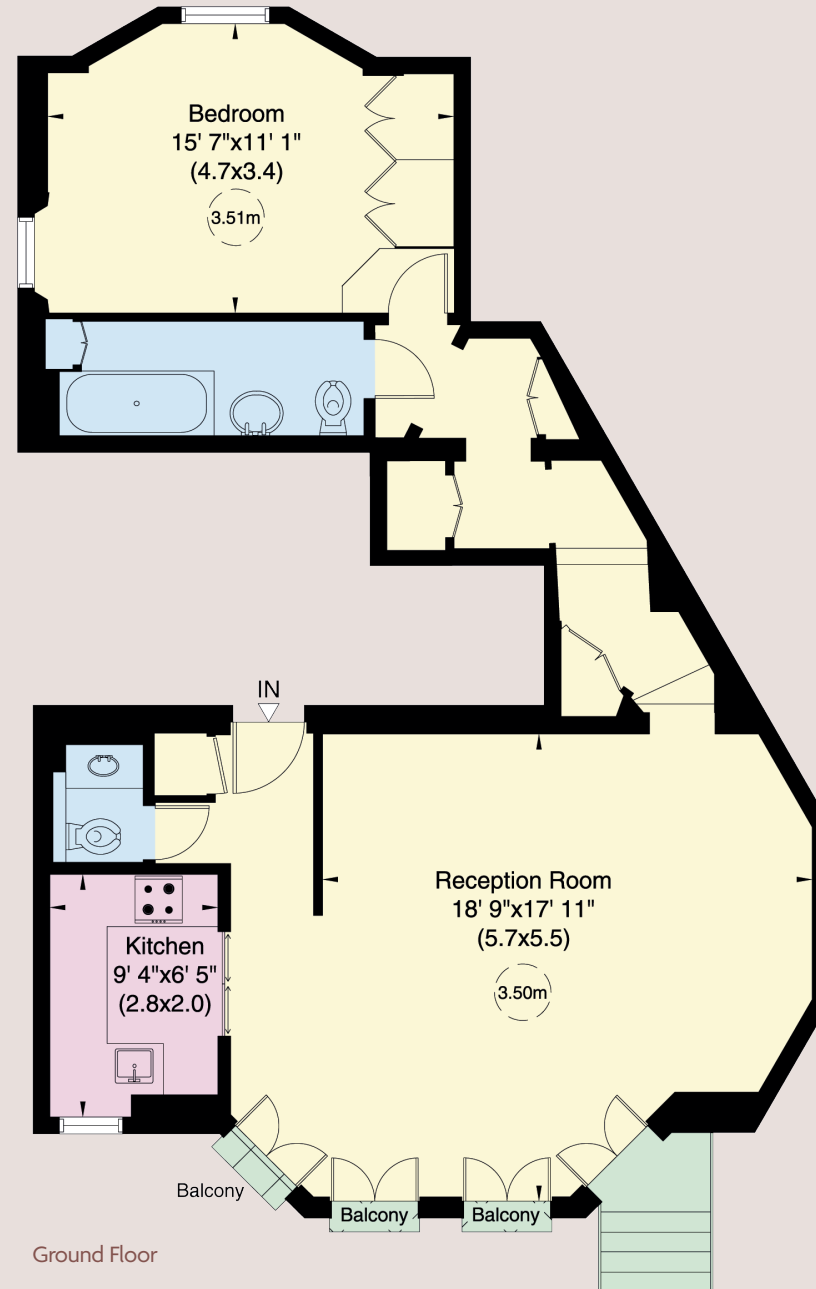
ASHDOWN MARKS

PROPERTY CONSULTANTS

9 Milner Street, London SW3 2QB

020 7589 3353

www.ashdownmarks.co.uk



Gross Internal Area (Approx.)
 73 sq.m. (784 sq.ft.)



To Communal
 Gardens

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.