



## 8 EGERTON GARDENS, LONDON, SW3 2BP

Asking Price £375,000

null Bedrooms | 1 Bathrooms | To Let

### Property Features

- Studio flat
- Security Entry System
- Modern Shower Room
- Stunning communal gardens
- approx 200 sq feet
- Separate kitchen
- Close to South Kensington and Knightsbridge tubes
- Close to Harrods

A charming 3rd floor studio flat situated in an attractive period conversion and overlooking stunning communal gardens to which the owner would have access. The flat is located just 5 minutes' walk from Harrods and 6 minutes' walk from both South Kensington and Knightsbridge (Harrods entrance) tube stations. The property also benefits from having a separate kitchen, its own entrance hallway, and attractive communal areas.

Egerton Gardens, approximately 0.4 miles from Harrods and other internationally known shops and excellent restaurants, the area is highly desirable and extremely convenient for transportation into the West End and City via South Kensington Underground Station (Circle, District and Piccadilly lines) as well as the M4 westwards to Heathrow and beyond.

Lease: 995 years

Service Charge: £1,150 per year

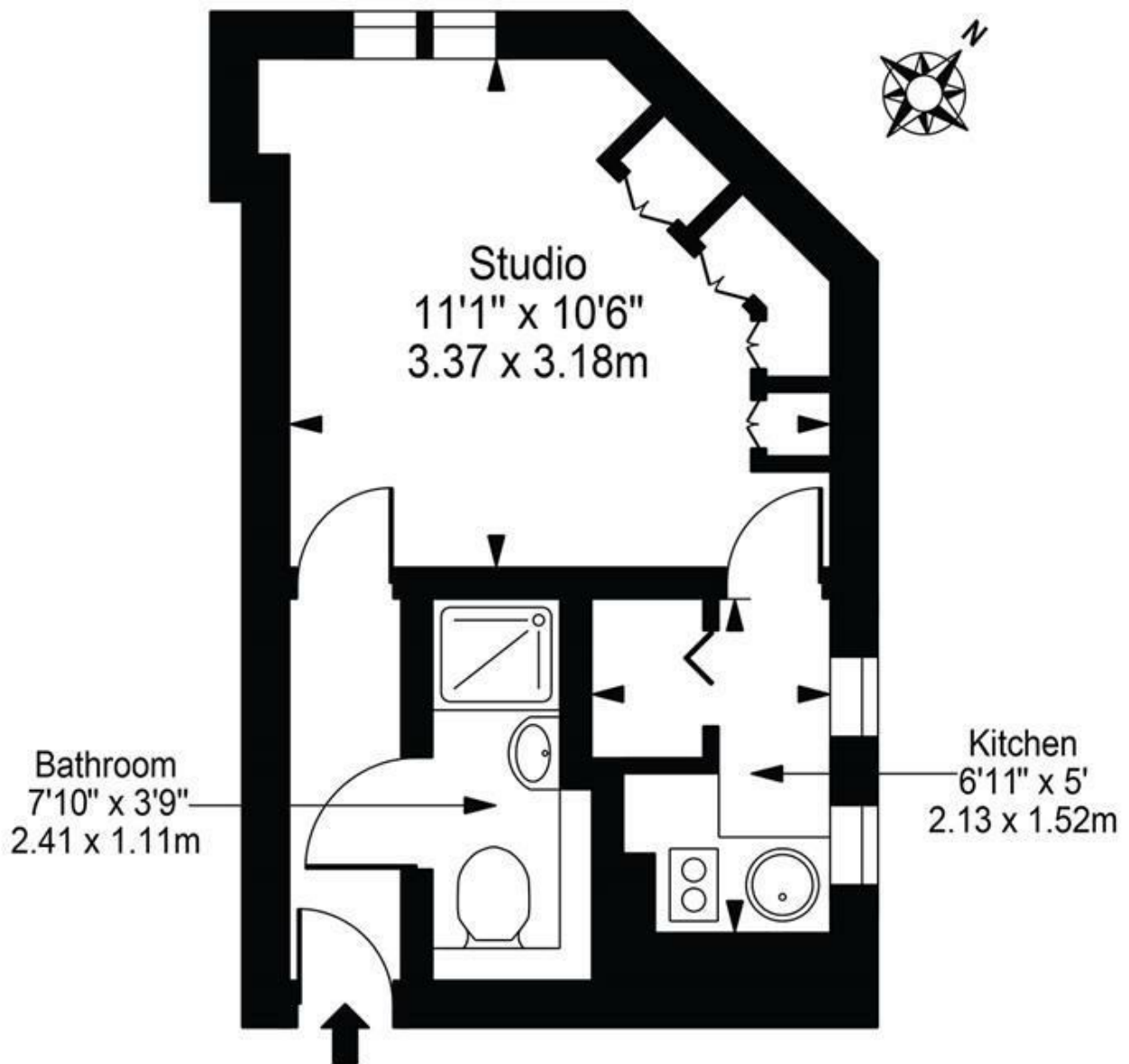
Ground Rent: TBC

Council Tax Band C: 1,341.31 per annum (25% discount for single occupancy)



# Egerton Gardens, SW3

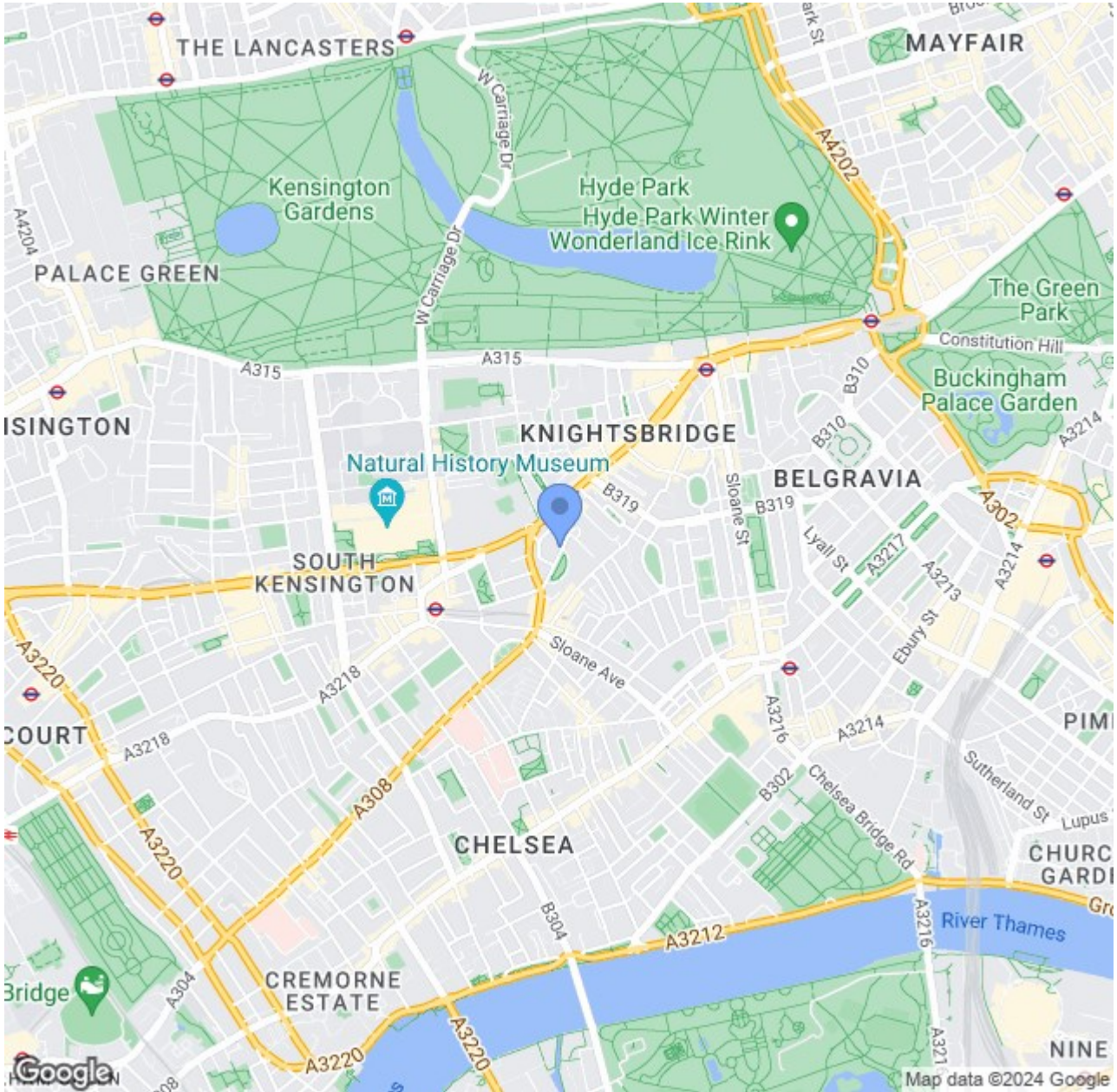
Approx. Gross Internal Area 200 Sq Ft - 18.58 Sq M



## Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>77</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>58</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |