



9th Floor, South Lodge Knightsbridge, London SW7

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Asking Price £3,500,000, Leasehold - Share of Freehold

35 Berkeley Square, Mayfair, London, W1J 5BF



Description

In need of some updating, a spacious two bedroom, two bathroom apartment (approximately 1,338 sq. ft. / 124.3 sq. m.) situated on the ninth floor of this purpose-built modern apartment block, enjoying wonderful views over Hyde Park from the reception rooms & Knightsbridge from both bedrooms. The property also benefits from a south-facing balcony (off the master bedroom), a separate store-room (on the same floor) & an underground car-parking space. South Lodge is an impressive modern block, offering 24-hour portorage & underground parking.

Situated on the corner of Trevor Place and Knightsbridge and close to the world-class amenities that Knightsbridge has to offer, the property is directly opposite the vast open spaces of Hyde Park.

2 Bedrooms : 2 Bathrooms : Reception Room : Kitchen : Balcony : Parking : Porter : EPC Rating D : Council Tax G

Key Features

- STUNNING VIEWS
- SECURE PARKING
- LIFTS
- BALCONY
- 24 HOUR PORTORAGE
- SHARE OF FREEHOLD
- OPPOSITE HYDE PARK
- IN NEED OF UPDATING

Terms

Leasehold and Share of Freehold: 999 years from 24 June 1976

Ground Rent : A peppercorn

Service Charge £2,241 per quarter inc reserve fund

South Lodge, SW7

Approximate gross internal area

1338 sq ft / 124.3 sq m

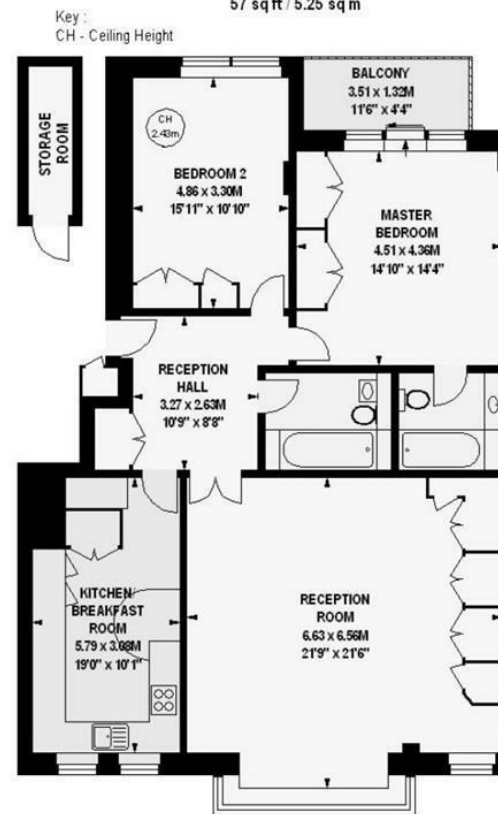
(Including Storage Room)

Storage Room

32 sq ft / 2.97 sq m

Approximate gross external Balcony area

57 sq ft / 5.25 sq m



Ninth Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.