



Knightsbridge Court, 12 Sloane Street,  
Knightsbridge, SW1X

Asking Price £2,150,000, Leasehold

NAPIER WATT

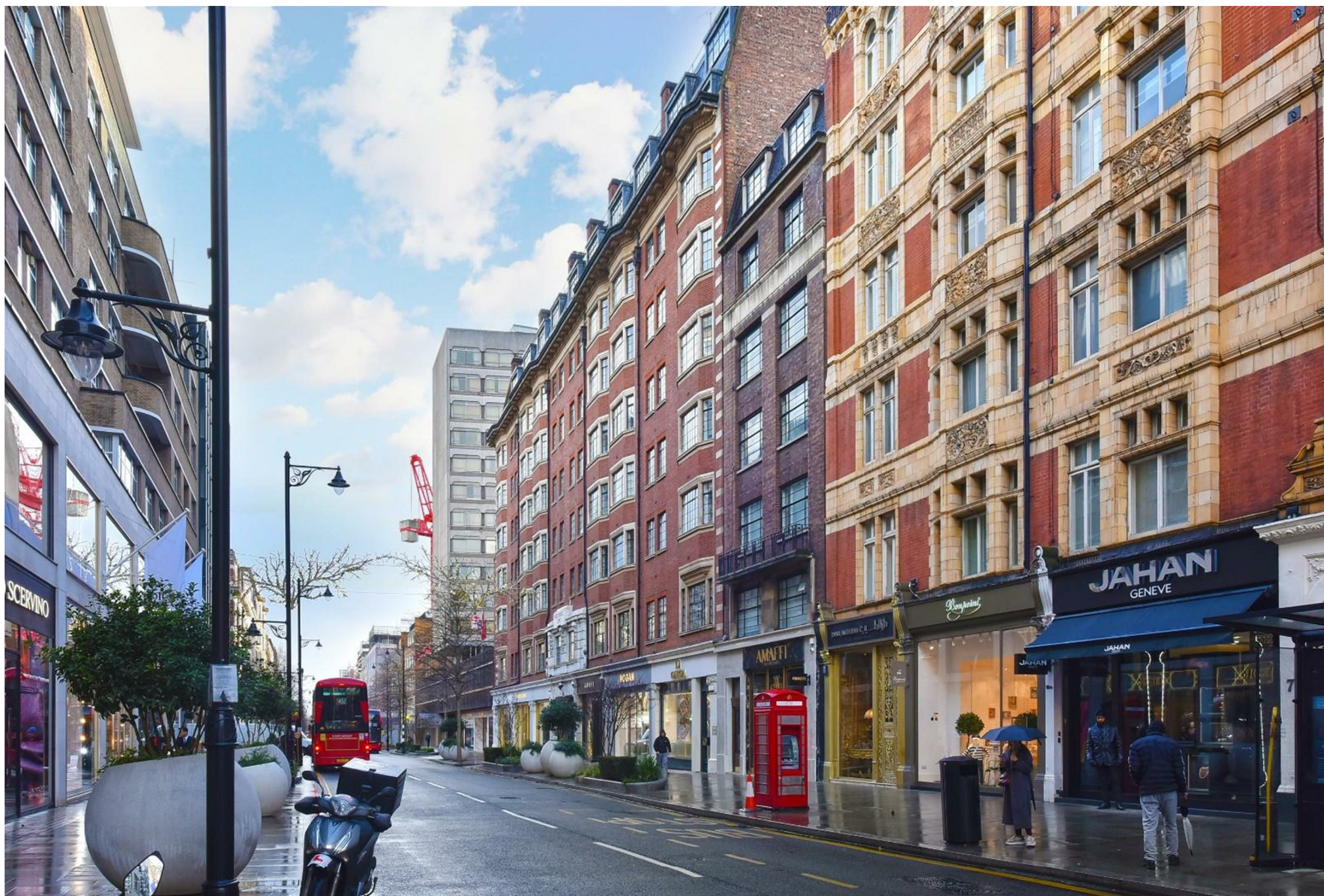
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35 Berkeley Square, Mayfair, London, W1J 5BF













## Description

SOLE AGENTS NAPIER WATT are excited to offer this recently refurbished, two double bedroom, two bathroom (one ensuite) first floor apartment (1,044 sq ft / 96.99 sqm) , set within this popular purpose built block.

Benefits include a private entrance & excellent security provided by uniformed portage & CCTV. Knightsbridge Court is ideally located in the heart of Knightsbridge, just a moments walk from a vast array of shopping and the green spaces of Hyde Park.

EPC Rating C. Royal Borough of Kensington & Chelsea Council Tax Band G.

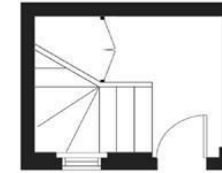
## Key Features

- SECURITY WITH PORTERAGE
- GATED COURTYARD
- BEAUTIFULLY FURNISHED
- OPPOSITE HARVEY NICHOLLS
- PRIVATE ENTRANCE
- SOME WOOD FLOORS
- TWO BED - TWO BATH

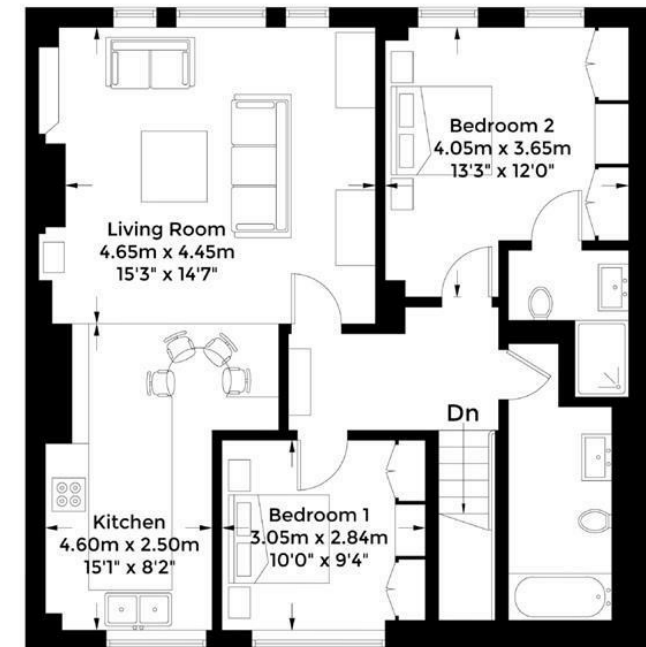
## Terms

Leasehold  
999 years (less 10 days) from 29 September 2002  
Service Charge - approx £5500 inc reserve fund  
EPC C  
Council Tax Band G Kensington and Chelsea

### Ground Floor



### 1st Floor



**53 Knightsbridge Court**  
Approximate Gross Internal Area  
97 sq m / 1044 sq ft

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.