

# LCP/PrivateOffice

est.1990

Ovington Square, Knightsbridge SW3  
Asking Price £795,000 STC

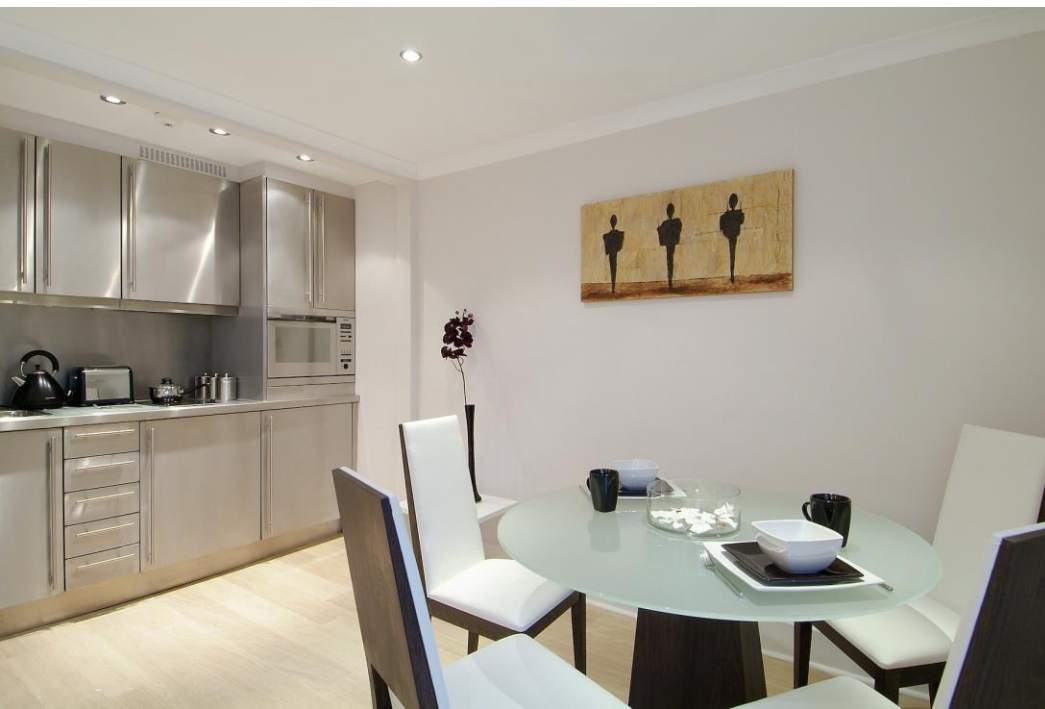


## Description

Excellently situated one bedroom flat on the third floor of a period building with views over the garden square.

The property features an open plan kitchen / reception room, bedroom with fitted wardrobes and a bathroom.

Ovington Square is a pretty garden square running between the Brompton Road and Walton Street, close to world class shopping and dining. Hyde Park is a few hundred yards away and the closest underground stations are Knightsbridge or South Kensington.



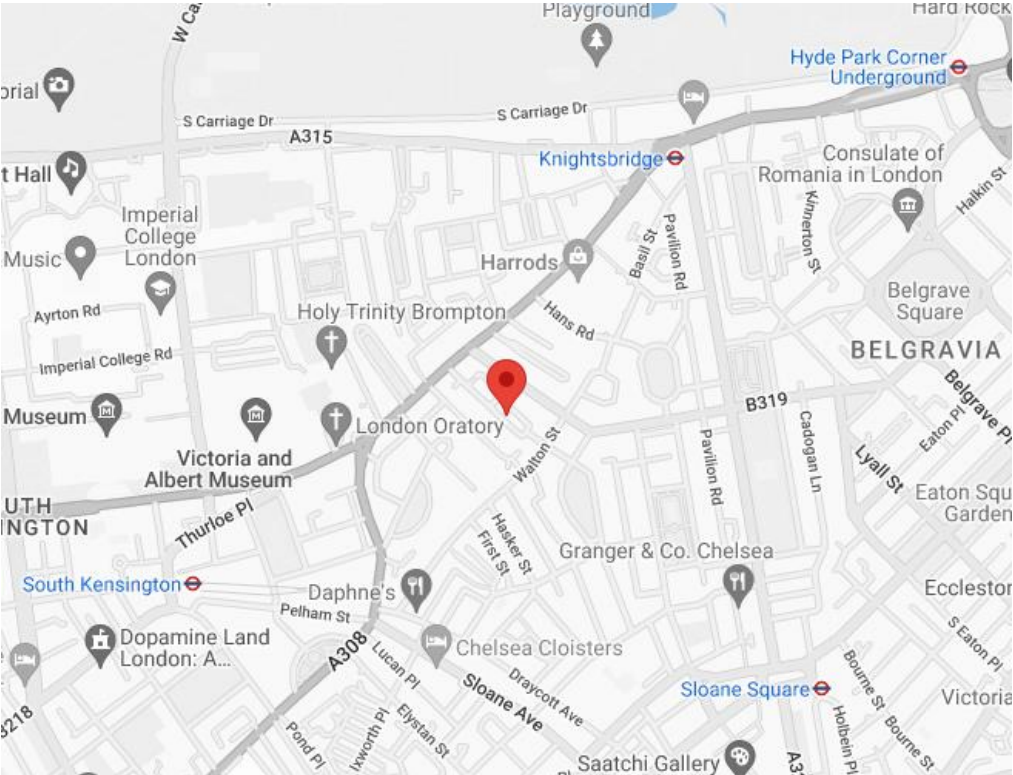
## Accommodation

3<sup>rd</sup> Floor Flat | Open Plan Kitchen / Reception Room | Double Bedroom | Bathroom | 413 sq ft (38 sq m)

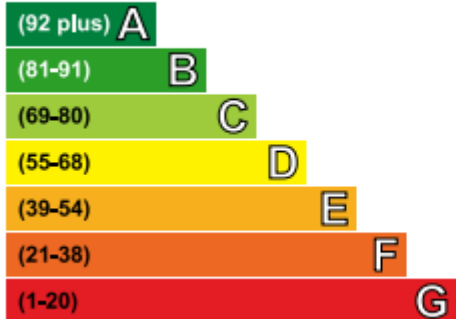
<b>Asking Price</b>	£795,000 STC
<b>Lease</b>	Share of Freehold
<b>Service Charge</b>	£2,924 per annum (inc. reserves)
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	RBK&C Band F

Ovington Square, SW3

Approx. Gross Internal Area \*  
413 Sq Ft - 38.37 Sq M

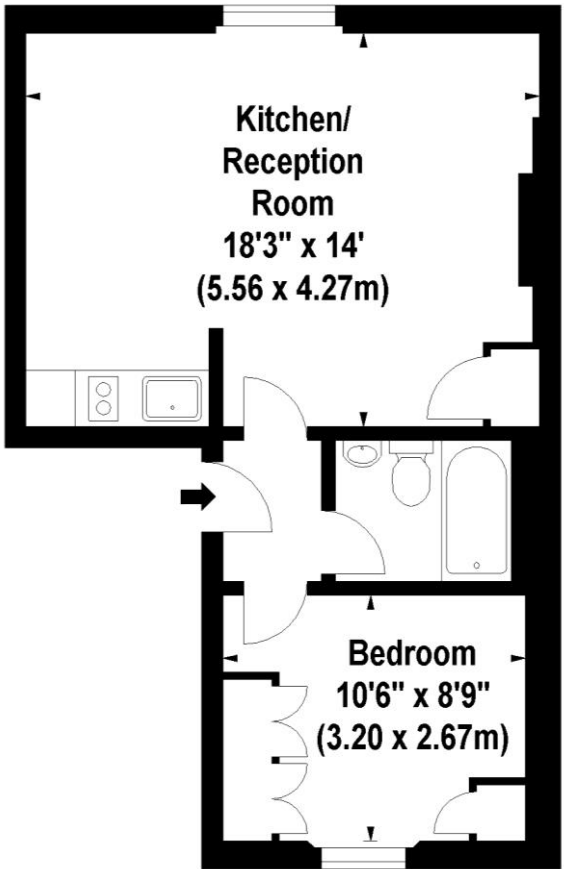


Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
42	68



Third Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplans Drawn According To RICS Guidelines  
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Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.  
It should also be noted that amenities and appliances have not been tested.



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