



Egerton Gardens  
Knightsbridge, SW3

**M**askells



An outstanding first floor flat with direct lift access, high ceilings and a southerly aspect, situated on a sought-after Knightsbridge garden square.



### Accommodation and Amenities

- FANTASTIC LOCATION
- HIGH CEILINGS
- LOVELY VIEWS
- ACCESS TO COMMUNAL GARDENS
- DIRECT LIFT ACCESS

Towards the front is a spectacular drawing room which offers a stunning space in which to relax or entertain. 4 sets of French windows flood the room with natural light and offer views towards the gardens of Egerton Crescent and over Egerton Gardens, to the latter of which, the flat has access. Adjacent to the reception room is a well located and full fitted kitchen.

Centrally located in the apartment is a marble bathroom and the lift which provides direct access to the apartment. Quietly located at the rear is a fantastic master bedroom with ample storage.

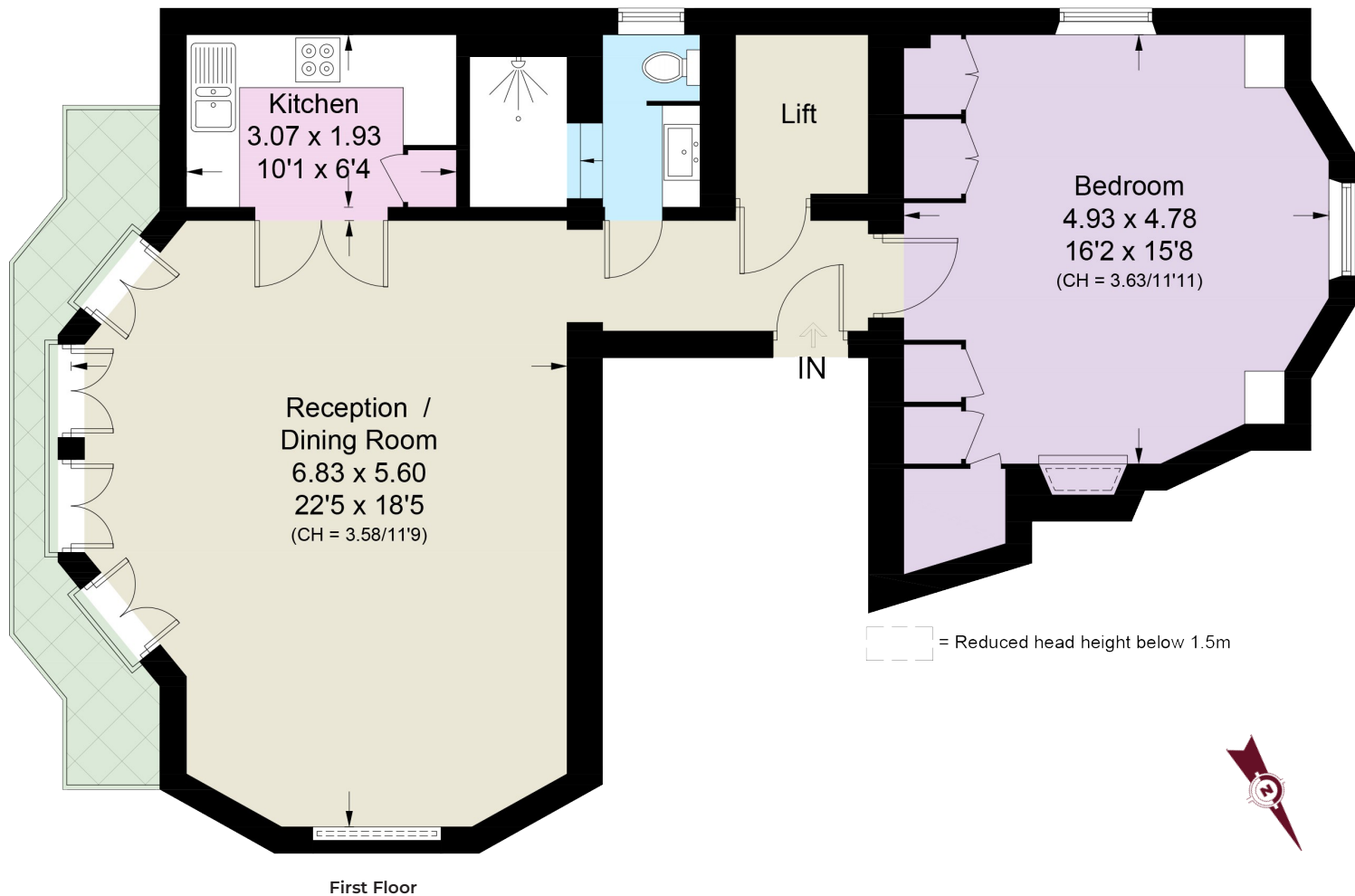
Egerton Gardens is a first class residential address, peacefully located moments from the wide array of world class shopping, bars, restaurants and schools that Chelsea, Knightsbridge and South Kensington has to offer.





## APPROXIMATE FLOOR AREA

75 sq m / 807 sq ft (Excluding Lift)  
Including Limited Use Area 1.1 sq m / 12 sq ft



## TERMS

**Asking Price** £1,850,000

**Tenure** Leasehold, with a Share of the Freehold

**Service Charge** £6,405.58 Per Annum (includes contribution to reserve fund)

**Ground Rent** Peppercorn

**EPC** D

**Council Tax** Band G

**Local Authority** The Royal Borough of Kensington and Chelsea

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