



EMPIRE HOUSE

KNIGHTSBRIDGE SW7

AN EXQUISITELY REFURBISHED AND EXTENSIVELY REMODELLED APARTMENT ON THE 4TH FLOOR (WITH LIFT) OF A SOUGHT-AFTER BLOCK OF FLATS WITH A 24 HOUR PORTER, SITUATED MOMENTS FROM HARRODS AND ALL THAT KNIGHTSBRIDGE HAS TO OFFER.



The apartment is entered into a wide entrance hall, which accommodates a coat cupboard and a utility cupboard. Towards the front, there is a generous open plan reception room and kitchen with beautiful herringbone wood floors. The kitchen is bespoke, from Day True, with a Calacatta gold silk worktop and offers excellent built in storage. There are Oche Pebble pendant lights and Miele appliances. There is a fantastic master bedroom suite, extending to the entire length of the apartment. A sliding door leads through to a generous dressing room with Poliform units. The en-suite bathroom offers a large shower and a free standing Lyon Bateau bath, Calacatta porcelain tiles, Lefroy brooks sanitary wear and underfloor heating.

There is a second double bedroom also with a dressing room offering Poliform units and an en-suite shower room with underfloor heating, Fired earth tiles and Carrara marble floors. The apartment is completed by a guest cloakroom.

Empire House is situated on the corner of Thurloe Place and Brompton Road and is within close proximity of the world class amenities, including shops, bars and restaurants, as well as transport links that the area has to offer.





Turnkey Finish

Long Lease

24 hr Porter

Excellent Location

Underfloor Heating in all Bath/Shower Rooms

Comfort cooling

CCTV

Asking Price £3,350,000

Tenure Leasehold, 125 years from 24 March 2017

Service Charge £6,025.62 for the period of 24th December 2023 – 24th March 2024 including contribution of £981.18 towards sinking fund

Ground Rent £125 for the period of 25th March – 23rd June 2023

EPC E

Council Tax Band G

Local Authority The Royal Borough of Kensington and Chelsea

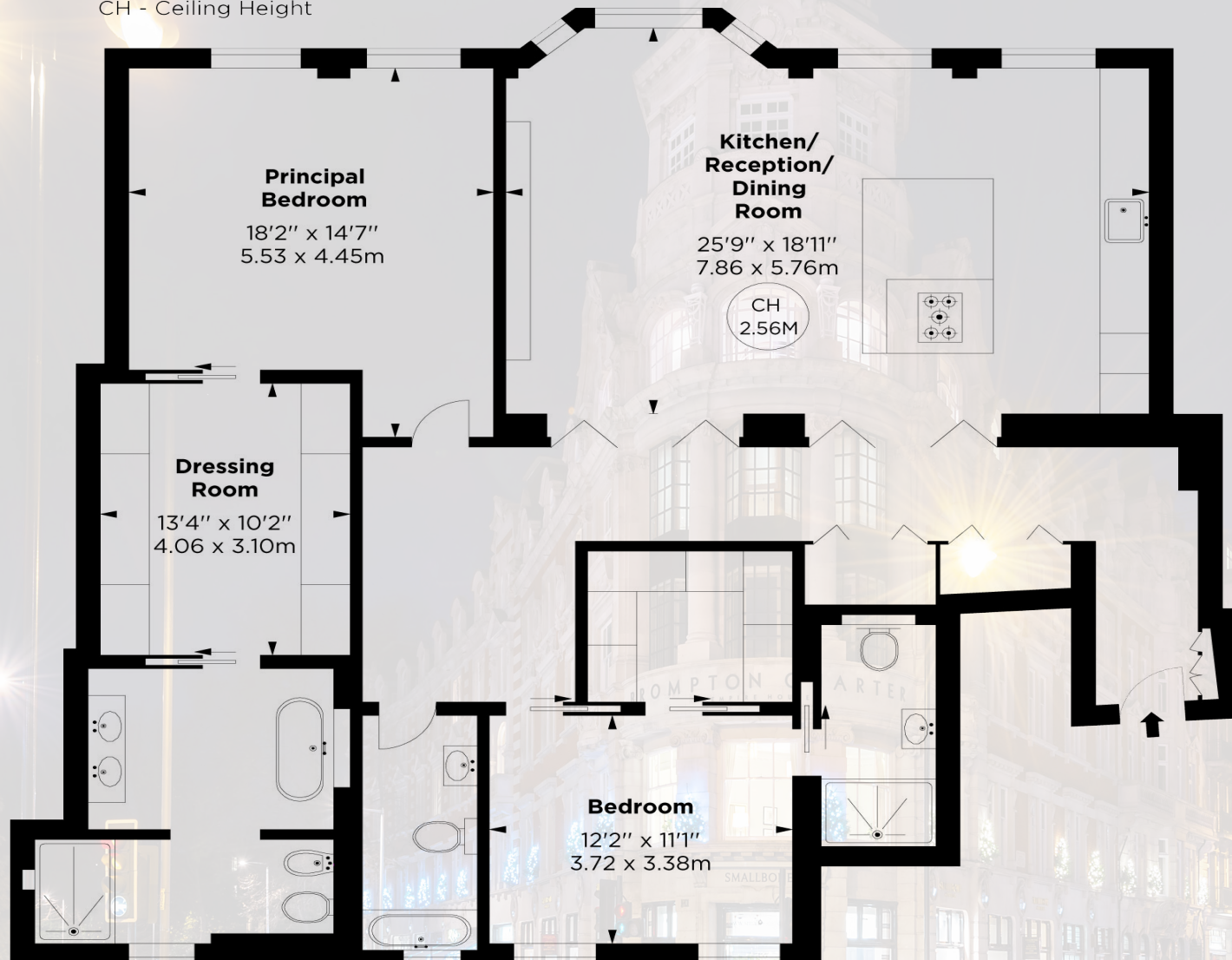




APPROXIMATE AREA

1,675 sq ft / 7155.61 sq m

Key :
CH - Ceiling Height



Fourth Floor

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.