



Egerton Gardens  
Knightsbridge SW3

 Maskells

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A spacious and recently refurbished 2 bedroom, 2 bathroom apartment of over 1,150 Sq feet (107 Sq m) situated on the favourable side of Egerton Gardens, close to central Knightsbridge and South Kensington underground station.



### Accommodation and Amenities

- EXCELLENT LOCATION
- COMMUNAL GARDEN ACCESS
- IMMACULATE CONDITION
- 2 DOUBLE BEDROOMS



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The flat is presented in excellent condition and benefits from wood flooring throughout, modern stylish furniture, a large reception/dining space and recently remodelled kitchen. In addition to the rear is a small private patio area and stairs leading to the fabulous communal gardens.

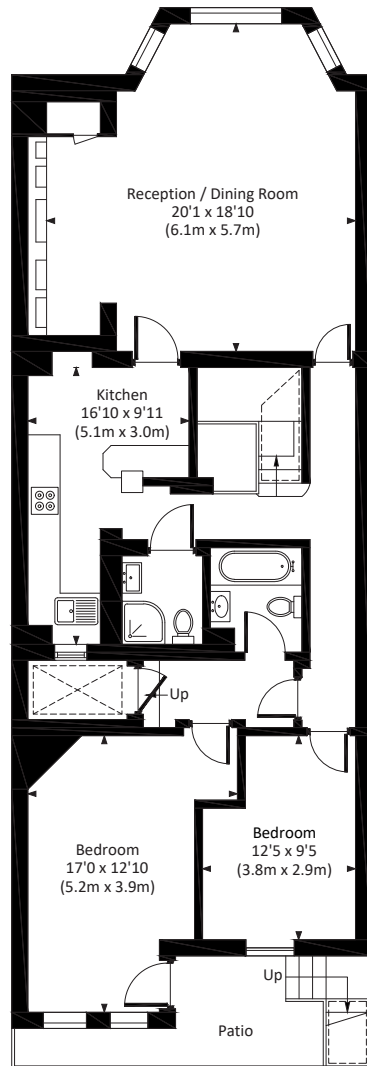
The accommodation comprises; entrance hall, reception room, eat-in kitchen, utility room with separate washer and dryer, master bedroom with en-suite shower room, second double bedroom, further bathroom with shower and patio garden.






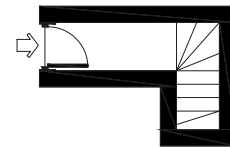






Lower Ground Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor

## APPROXIMATE FLOOR AREA

106.1 sq m / 1,142 sq ft

1.4 sq m / 15 sq ft Reduced Headroom

107.5 sq m / 1,157 sq ft Including Reduced Headroom

## TERMS

**Asking Price** £1,200,000

**Tenure** Leasehold with a share of freehold

**Service Charge** £1,257.08 per quarter plus £93.22 per quarter garden contribution

**Ground Rent** Peppercorn

**EPC** C

**Council Tax** Band G

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

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# Maskells

71 Walton Street, London SW3 2HT

Tel: 0207 581 2216

[sales@maskells.com](mailto:sales@maskells.com)

[lettings@maskells.com](mailto:lettings@maskells.com)

[maskells.com](http://maskells.com)