



# EGERTON GARDENS, CHELSEA SW3

£1,034 Per Week (£4,480.66 PCM)

## FEATURES

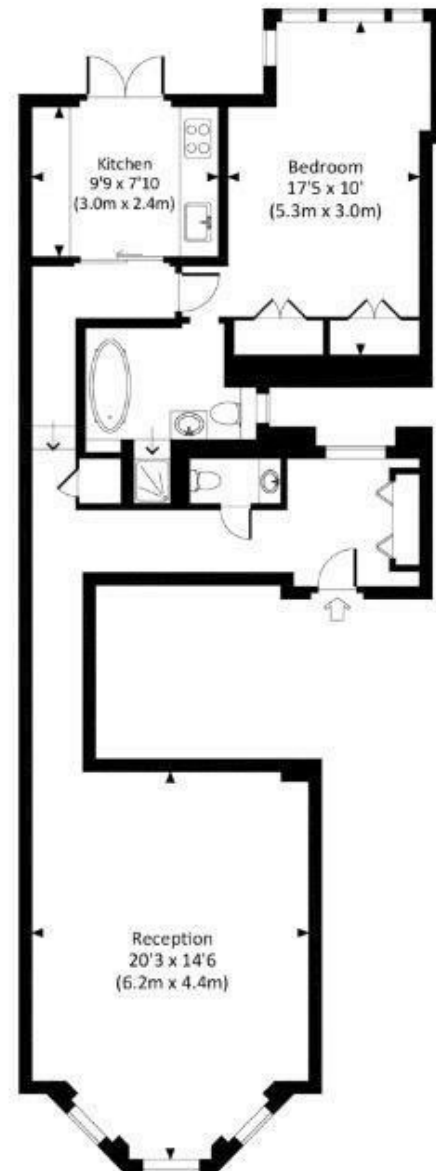
- Stylish raised ground floor 1 bedroom flat
- Bespoke hand built kitchen
- High ceilings and period features
- 0.5 miles to Hyde Park
- Private patio garden and access to beautiful communal gardens
- Parquet hardwood flooring throughout
- Close Proximity to Harrods and South Kensington



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## EGERTON GARDENS, SW3

Approx. gross internal area  
787 Sq.Ft. / 73.1 Sq.M.



RAISED GROUND FLOOR



All measurements have been made in accordance with the Code of Measuring Practice which are approximate only and only for floor area. For the avoidance of doubt, floor area design shall not be liable for any reliance on these measurements. © 2016 www.pswelgates.com 020 7612 9888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Council Tax Band: G

Overlooking the quiet tree-lined crescent on the favourable side of Egerton Gardens, an immaculately presented larger than average raised ground floor one bedroom apartment with an abundance of natural light, high ceilings and direct access to the communal gardens at the rear. Egerton Gardens is well located a short walk from South Kensington and Knightsbridge. EPC D.

The property has been renovated and maintained by the current owner to the highest standard. The flat has high ceilings with solid wood parquet flooring and a 20ft drawing room, double bedroom with bespoke built in wardrobes, stylish bathroom and separate hand-built kitchen.

The property is located 0.3 miles from South Kensington underground station (District, Circle and Piccadilly lines) and 0.6 miles from Knightsbridge underground station (Piccadilly line).

All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details of these charges. Maskells are members of Propertymark the leading membership body for property agents. We are part of the Propertymark Client Money Protection scheme and a member of The Property Ombudsman Scheme (approved by the Office of Fair Trading) and subscribe to its Codes of Practice for Letting Agents.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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