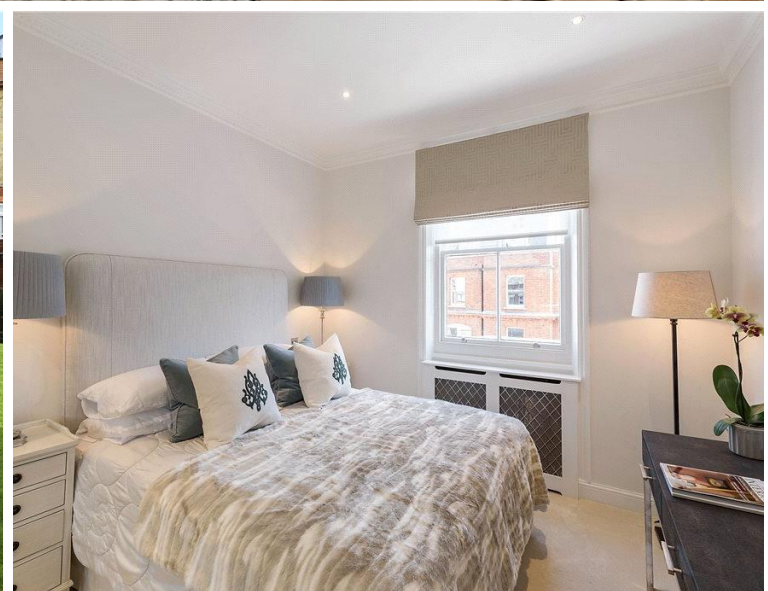




## Egerton Gardens, London SW3

Price £4,500 per month - Furnished, Part  
Furnished, Unfurnished







## Description

A stunning, recently refurbished third floor flat in this period building in the heart of Knightsbridge. The property consists of two double bedrooms, one shower room, reception room and a fully fitted kitchen/dining room. Further benefits include wooden flooring in the reception room, direct lift access and use of the communal gardens (subject to application and costs). Egerton Gardens is conveniently located moments from the many shopping and transport amenities of Knightsbridge and South Kensington.

Council tax band: G. Rent is payable on a monthly basis, and you may be required to pay more than a month's rent in advance for tenancies with annual rents exceeding £100,000. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an APT, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

- 2 Double bedrooms
- 1 Shower room
- Reception room
- Kitchen/dining room
- Direct lift access
- Use of communal gardens (subject to costs)
- Approx. 675 sq ft (62 sq m)
- Furnished
- EPC: C
- Council tax band G

# Floorplan

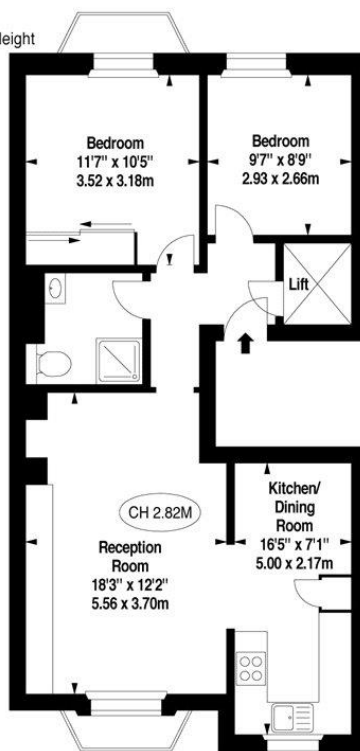
675 sq ft | 63 sq m

APPROX. GROSS INTERNAL AREA \*  
675 Ft<sup>2</sup> - 62.71 M<sup>2</sup>  
(Including Lift)



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



THIRD FLOOR

Measurements and features shown are approximate and for illustrative purposes only.

Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for any error or omission.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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