



Lowndes Square
Knightsbridge, SW1X

CHESTERTONS





A well appointed two bedroom flat situated on the ground floor of this prestigious portered block on Lowndes Square in the heart of Knightsbridge.

The flat enjoys views from the reception room over the communal garden, to which residents have access (by separate arrangement). The property features two double bedrooms, two bathrooms and a spacious open-plan reception room / kitchen.

The property is conveniently located at the north/west end of the square being close to the many world class, shops, hotels and restaurants in the area as well as the open spaces of Hyde Park. Knightsbridge Underground station (Piccadilly line) offers excellent transport links.

NB The apartment is currently let. Further details on request.

- 2 bedrooms
- 2 shower rooms (1 en suite)
- Porter
- Access to Square garden (by separate arrangement)
- Long Lease

Asking Price £1,600,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		83
81-90 B		
71-80 C	72	
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 123 years 5 months – Expiring 14/06/2149
Service Charge: £13,000 per annum including heating and hot water
Ground Rent: £50 per annum
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

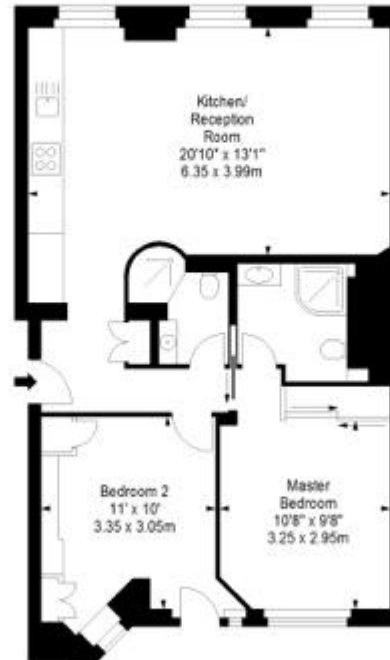
Chestertons Knightsbridge & Belgravia Sales

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LOWNDES SQUARE, SW1

Approx. Gross Internal Area *
691 Ft² - 64.20 M²



Ground Floor

Illustration For Identification Purposes Only. Not to Scale
* As Defined by EFT - Code of Measuring Practice
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