



Lancelot Place

3 Bedroom £3,500 pw + security deposit

, London Knightsbridge



CHAMPIONS

1.3, 10 Lancelot Place

Description

- Apartment - Furnished
- 3 Bathrooms
- Energy Rating : C
- No special accessibility
- Separate WC
- Washing Machine
- 3 Beds + 1 Reception
- Shower
- Council Tax Band H
- No Parking
- Porter
- Dish Washer

A luxurious apartment just across the road from Harrods in the very heart of Knightsbridge.

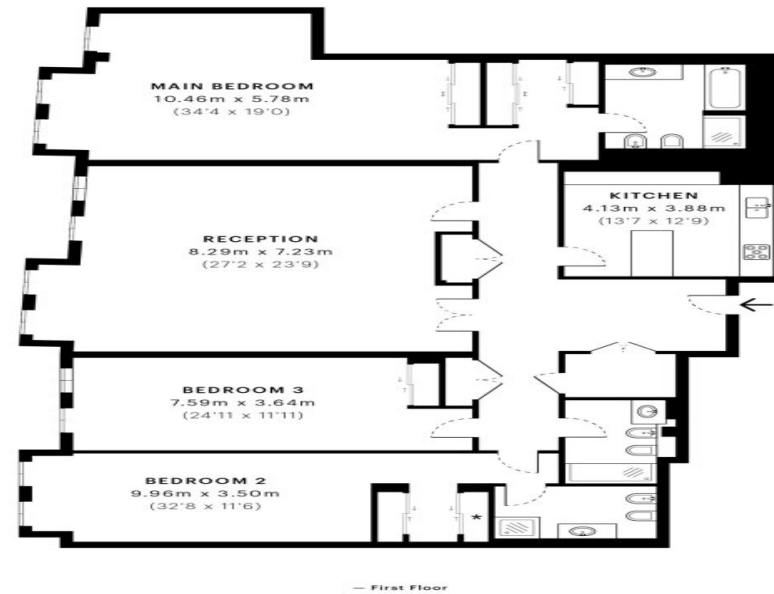
The master bedroom suite is huge as is the second bedroom with walk-in wardrobes and marble bathrooms. The reception room is ideal for entertaining. Benefits include air conditioning, 24 hour uniformed concierge and leisure facilities including a pool and gym.

The Council Tax band is H. The EPC rating is C. The average download speed of the fastest broadband package at this postcode is 1000mb with Fibrely.



Accommodation Comprises:





— First Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 237.10 sqm / 2552.12 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features. Includes mezzanine, restricted head height 224.36 sqm / 2414.99 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft</p>
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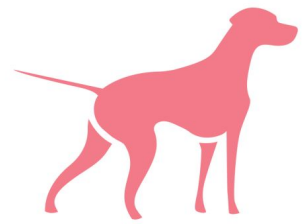


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 236.79 sqm / 2548.66 sqft
IPMS 3C RESIDENTIAL 224.76 sqm / 2419.30 sqft
*Excluded from measurements
SPEC ID: 612e204d1c4af60db6d54c071

Certificate Number : 9288-6053-6209-5241-0994

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9288-6053-6209-5241-0994>


CHAMPIONS

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Our

We require a Holding Deposit equal to 1 week's rent (approx £3500.00) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £17500.00)

The following fees may also be charged during your tenancy

Lost/replacement	keys/security	fobs
Rent	arrears	fees/charges
Change	of	tenancy
Early	termination	fee

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Champions cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.