



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Beautifully Renovated Third Floor Apartment in a Grade II Listed Building.  
Period Features, a Resident Porter, Lift Access and Share of Freehold.

LINCOLN HOUSE, KNIGHTSBRIDGE, SW3

Guide Price £2.6m





**A beautifully renovated third floor apartment in Lincoln House, a prestigious red brick Edwardian building at the heart of Knightsbridge, refined central London living with lift access and a resident porter.**

Comprehensively renovated to an exceptional standard, the apartment presents in turn-key condition throughout. The brand new, bespoke kitchen features carefully designed cabinetry and fully integrated appliances, including a wine fridge. The principal rooms have been finished with new carpets, fresh and neutral décor throughout.

The generous reception room enjoys a bright, open-plan aspect with triple sash windows and a connection to the new kitchen with a breakfast bar, creating a sociable and elegant living space.

Both double bedrooms are of excellent proportions, each fitted with custom wardrobe storage. The principal bedroom includes an en-suite shower room with double cubicle and a second, family bathroom can be found opposite the second bedroom. A utility cupboard houses the washer and dryer with additional shelving.

Ideally positioned moments from Harrods and the world-renowned shopping, dining and wellness amenities of Knightsbridge and Belgravia, this apartment represents a rare opportunity to acquire a fully renovated home in one of London's most sought-after addresses. Easy access to the new Knightsbridge Tube Station and Heathrow Airport.



**Share of Freehold**

**Guide Price £2,600,000**

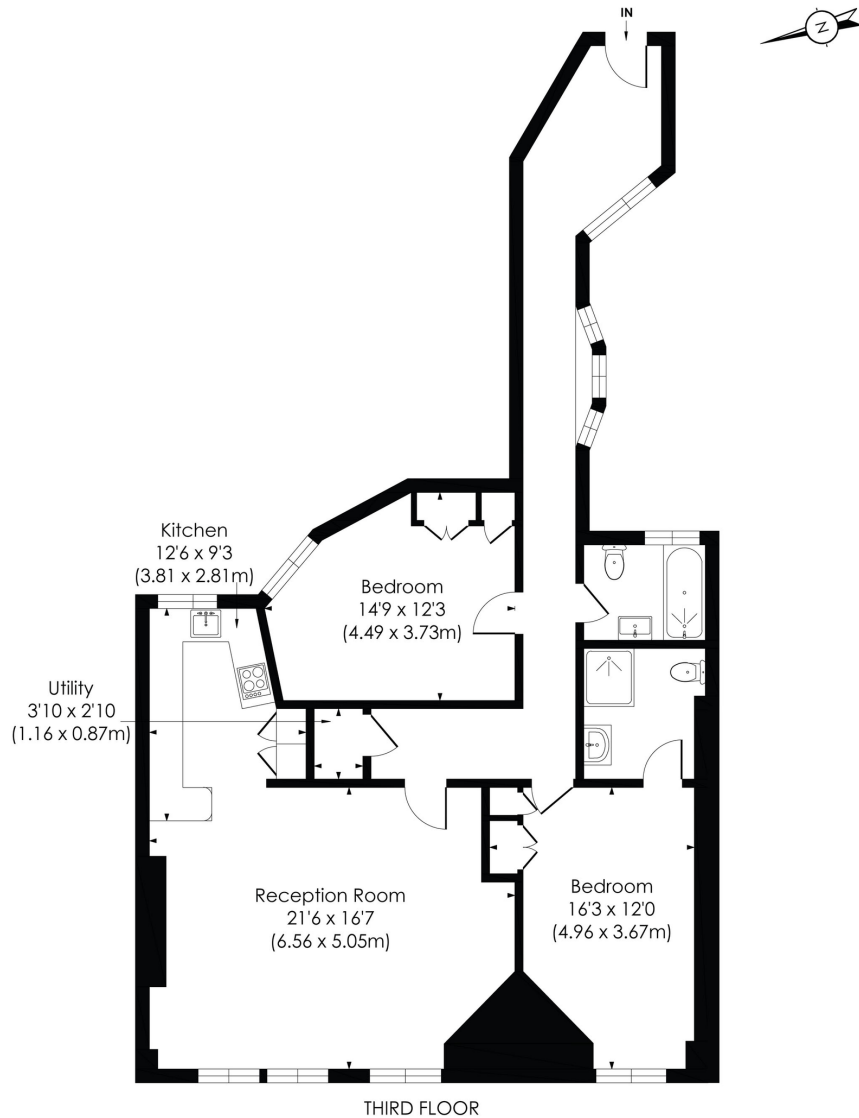
**Resident Porter & Lift Access**



LINCOLN HOUSE, BASIL STREET, KNIGHTSBRIDGE, SW3

## BASIL STREET, SW3

Approx. Gross Internal Floor Area  
1122 Sq. ft/104.24 Sq. m



## Lincoln House, SW3

- Beautifully Renovated Third Floor Apartment
- New Bespoke Kitchen with Integrated Appliances
- Two Double Bedrooms with Custom Storage
- New En-Suite Shower Room & Family Bathroom
- Impressive 21ft Reception Room
- Resident Porter & Lift Access
- Moments from Harrods & Knightsbridge Tube
- Available Chain Free



1,122 sq ft | 104.24 sq m

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) <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		
	66	81

Share of Freehold  
999 Year Lease (2010)

Service Charge:  
£16,120/annum

Ground Rent:  
Peppercorn

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

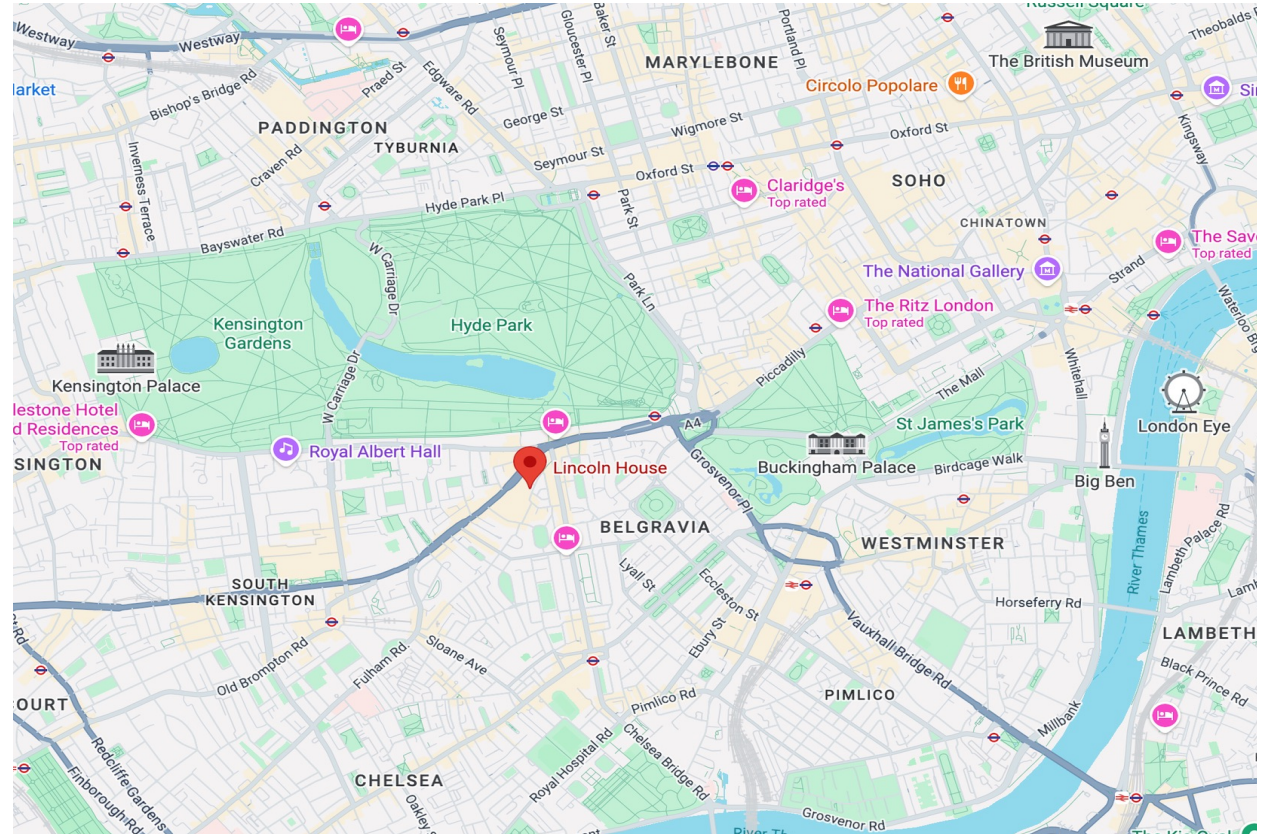


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