



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Beautifully presented ground floor property for sale with direct garden access and a resident porter in a secure Knightsbridge location.

LINCOLN HOUSE, KNIGHTSBRIDGE, SW3
£1.7m





A beautifully presented ground floor apartment in Lincoln House, an Edwardian building at the heart of Knightsbridge. Central London living with direct access to the communal garden and a resident porter.

Presented in excellent condition throughout, the apartment features a contemporary kitchen with integrated appliances and a breakfast bar. Brand new flooring runs through the open-plan reception, complemented by fresh, neutral décor throughout.

The living area offers a bright, sociable space, with traditional sash windows and a balance between the cooking, dining and entertaining.

Both double bedrooms are well-proportioned and include built-in wardrobe storage. The principal bedroom benefits from double doors which open directly onto the rear gardens (non-demised). The adjacent luxury bathroom offers both a separate bath and a large shower cubicle.

Lincoln House is 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 ground floor home with private garden access in one of London's most sought-after addresses.

Viewings highly recommended.

Share of Freehold
999 Year Lease from 2009
Direct Access to Gardens (non-demised)

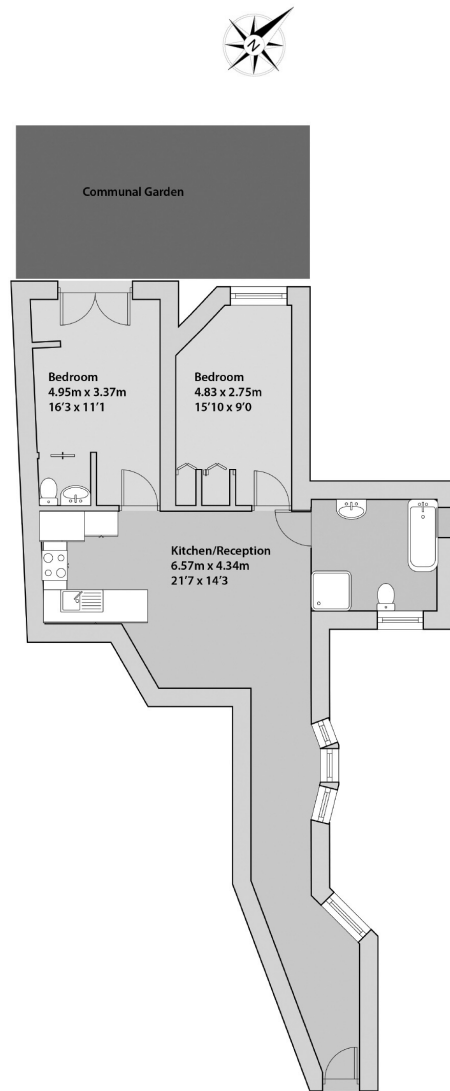




LINCOLN HOUSE, BASIL STREET, KNIGHTSBRIDGE, SW3

London SW3

Approximate gross internal area: 77.1 sq m / 830 sq ft



Lincoln House, Knightsbridge SW3

- Ground Floor Apartment with Direct Garden Access
- Contemporary Kitchen with Integrated Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Luxury Bathroom and En-Suite Cloakroom
- Bright Open-Plan Reception & Kitchen
- Direct Access to Communal Gardens
- Resident Porter & Secure Key Fob Entry
- Moments from Harrods & Knightsbridge Tube



830 sq ft | 77.1 sq m

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
<i>Not energy efficient – higher running costs</i>		
	56	71

Share of Freehold
999 Year Lease

Service Charge:
£14,070/annum

Ground Rent:
Nil

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.

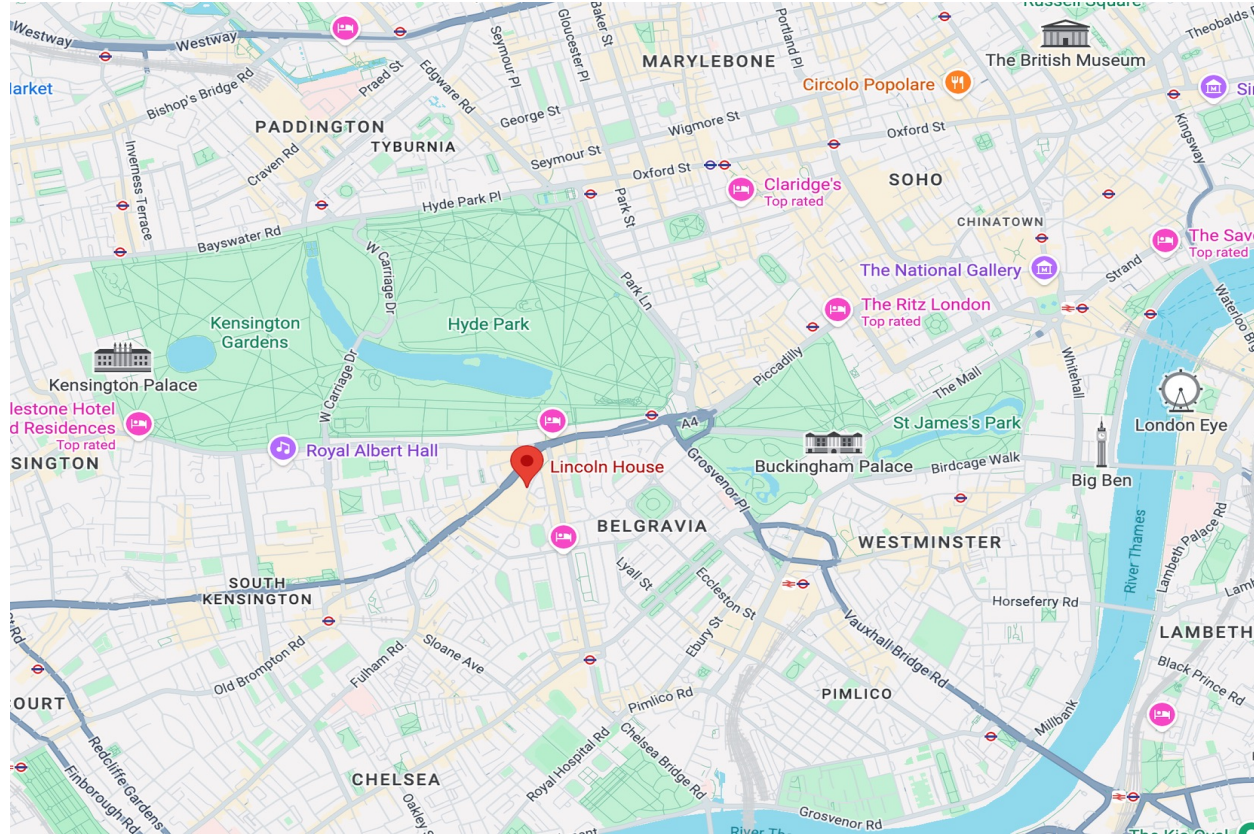


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