

# LCP/PrivateOffice

est.1990

Egerton Gardens, Knightsbridge SW3  
Asking Price £765,000 STC



## Description

A contemporary two bedroom duplex on the first and second floors of a period red brick terrace with access to a communal garden square.

The property is presented in good order and comprises a bright open plan kitchen/reception room, master bedroom with built-in wardrobes, bedroom two / study with fitted wardrobes and direct access to a private ornamental balcony, and a shower room. The building further benefits from a lift.

Egerton Gardens is a prime Knightsbridge address close to the Brompton Road and between Knightsbridge (Piccadilly Line) and South Kensington (Circle, District and Piccadilly Lines) Underground Stations.

## Accommodation

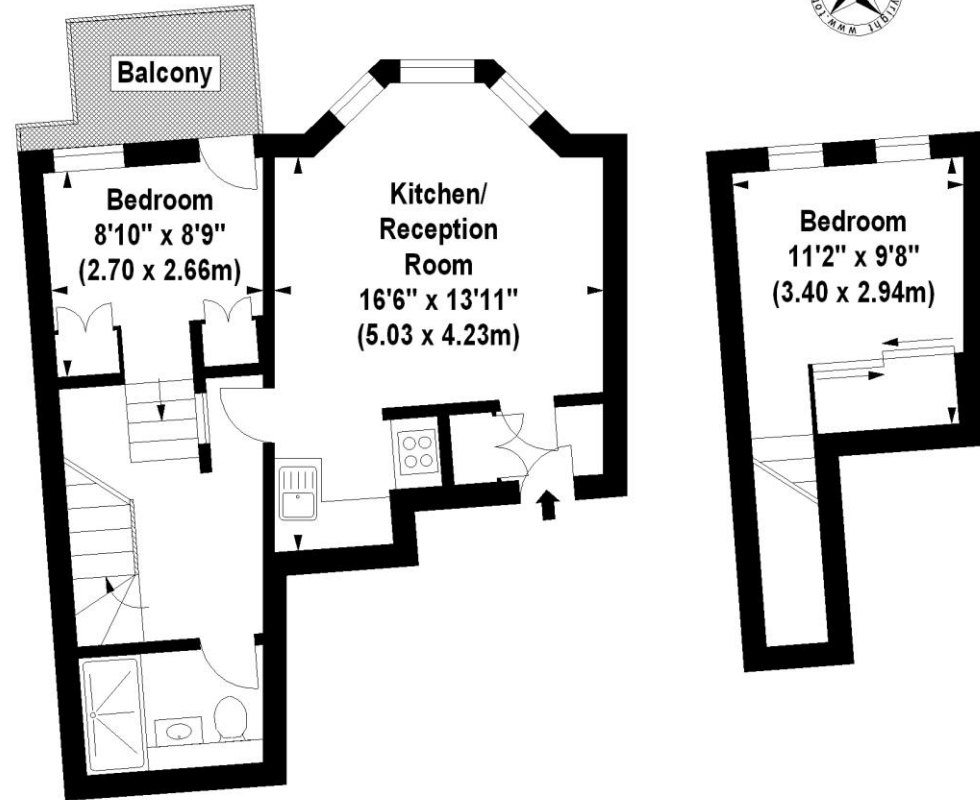
1<sup>st</sup> & 2<sup>nd</sup> Floor Duplex | Reception Room | Open Plan Kitchen | 2 Bedrooms | Shower room | Ornamental Balcony | Communal Gardens | Royal Borough of Kensington & Chelsea | 551 sq ft (51 sq m)

<b>Asking Price</b>	£765,000 STC
<b>Lease</b>	c.166 years remaining
<b>Service Charge</b>	£5,197 per annum (approx.)
<b>Ground Rent</b>	Peppercorn



# Egerton Gardens SW3

Approx. Gross Internal Area \*  
551 Sq Ft - 51.19 Sq M



First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	61   D	65   D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



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