



Egerton Crescent, Knightsbridge SW3

ASHDOWN MARKS
PROPERTY CONSULTANTS

Egerton Crescent

London, SW3

Held on a 31 year lease, this bright, well-planned third floor flat, with lift, has lovely open views and the rare advantage of a separate garage in Crescent Place.

With a wide, handsome period facade, it is remarkably the only building in Egerton Crescent containing flats. Overlooking Mortimer House at the front and with far reaching views to the rear over Chelsea, the flat is in good order although updating it would benefit the quality of this prestigious address.

Located within a short walk of South Kensington tube station, many other attractions are on the doorstep including those in Chelsea and Knightsbridge.

The flat and garage are held on separate leases expiring on 21st June 2057 and qualify for extension, subject to negotiation.





- Double Bedroom
- Bathroom with separate Shower
- Reception Room
- Kitchen
- Lift
- Large single Garage
- Close to Underground
- Block heating and constant hot water included in service charge
- RBK&C Council Tax: Band G
- EPC: Rating E

Lease: Expires 21st June 2057,
therefore approx 31 years remaining.

Ground Rents: Flat £65 p.a fixed
Garage £15 p.a fixed

Service Charge: Currently £7,338 p.a.

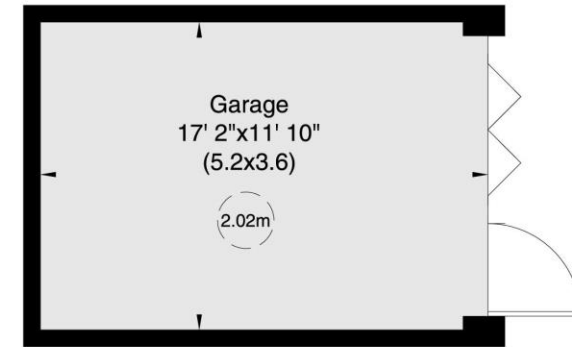
Reserve Fund: One quarterly payment
of £6,150 for external repairs &
decoration due later this year.

Guide Price: £675,000

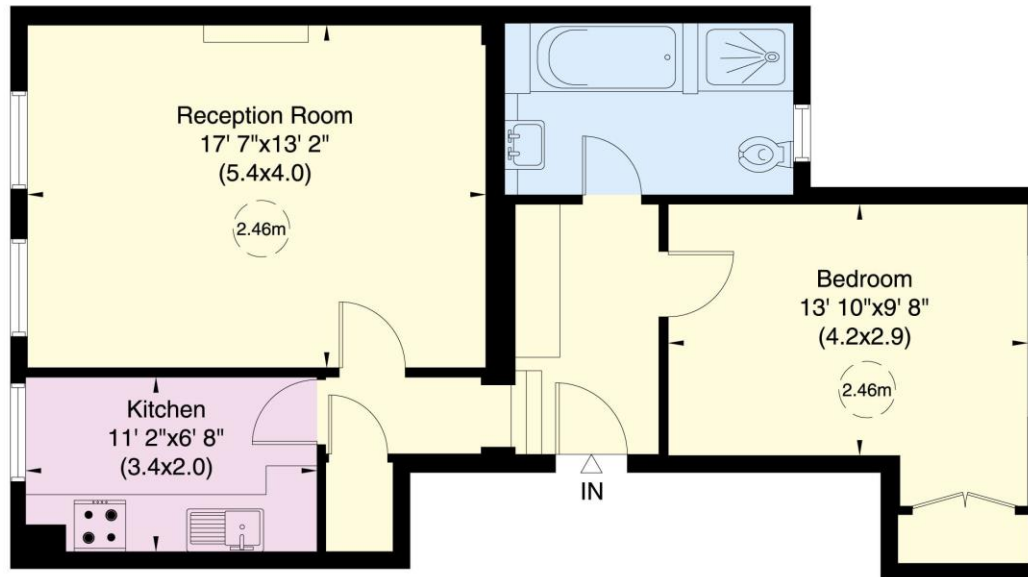
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Approximate Gross Internal Area
79 sq m/ 846 sq ft Including Garage
60 sq m/ 645 sq ft Excluding Garage

Not to Scale, for identification only



Ground Floor



Third Floor

For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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Ashdown Marks, 9 Milner Street

London, SW3

Tel: +44 (0)20 7589 3353

www.ashdownmarks.co.uk

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