



Egerton Gardens, Knightsbridge SW3

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PROPERTY CONSULTANTS

Egerton Gardens

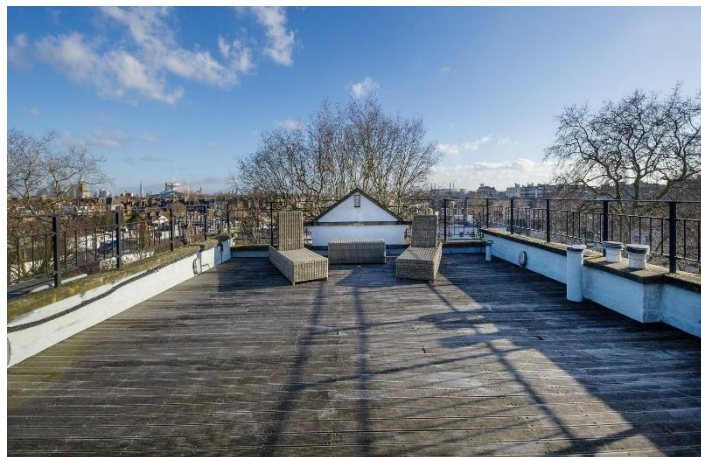
Knightsbridge, SW3

A superb PENTHOUSE apartment with terraces

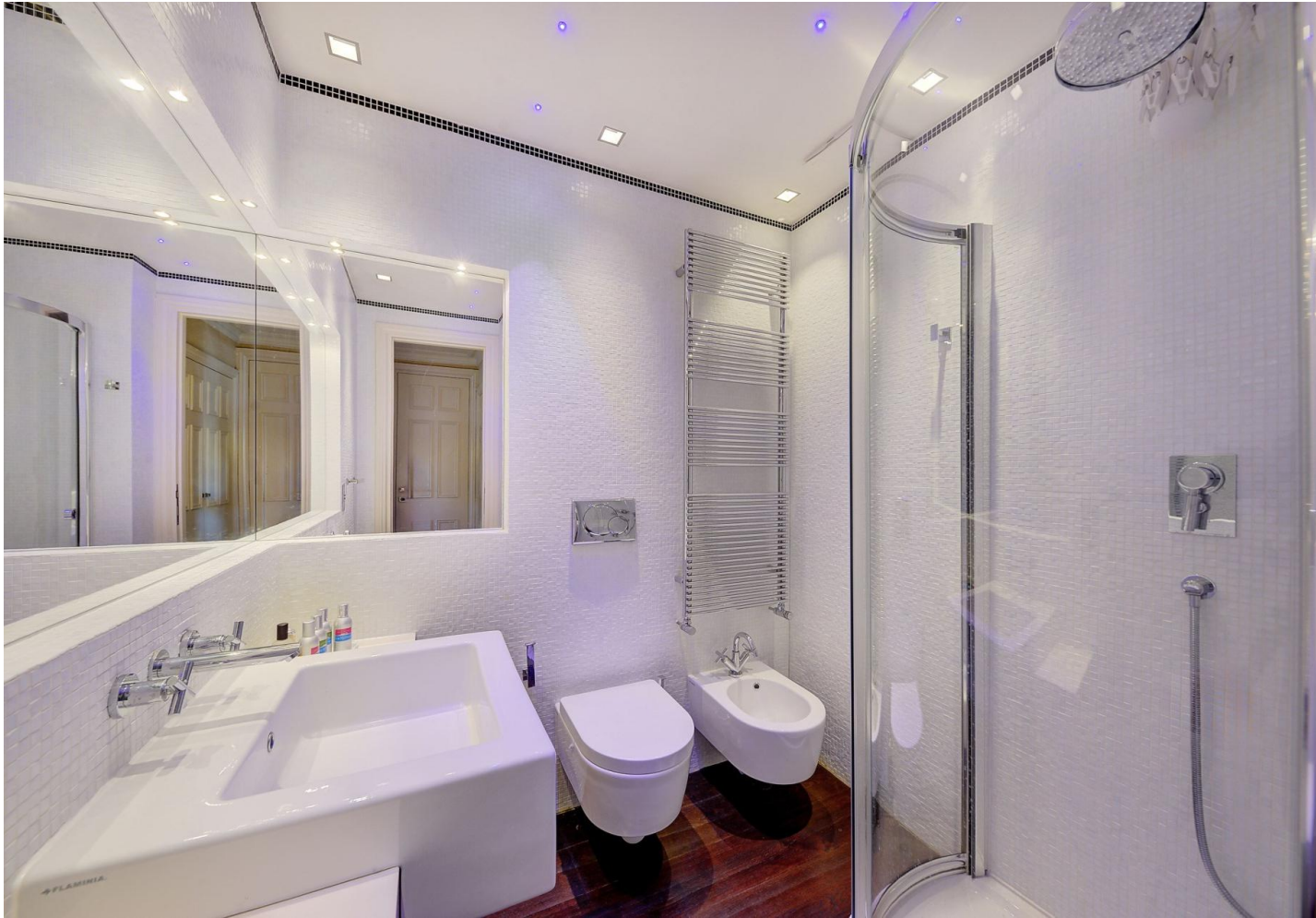
Situated in a prime address on the borders of South Kensington and Knightsbridge, this fabulous two storey PENTHOUSE apartment offers adaptable accommodation including a large main suite of bedroom, bathroom and dressing area, a second bedroom suite, dining room/bedroom 3 and a beautiful reception room with access to two terraces - one being amongst the biggest to be found anywhere in the area.

The area is well known for its excellent shopping, museums and restaurants, as well as good public transport with South Kensington, Knightsbridge and Sloane Square underground stations all being within a short walk.

- Reception Room
- Kitchen
- Dining Room/ Bedroom 3
- 2 Bedrooms
- Shower Room & En Suite Bathroom
- Two Terraces
- Direct Lift Access
- Air Conditioning







Terms

Leasehold: 105 years from December 1995, approx. 75 years unexpired

Ground Rent: £600 per annum with reviews

Service Charges: Currently £6,458.52 per annum, including reserve fund contributions, representing 16.52% of building outgoings

Garden Charge: £88.76 per quarter

Council Tax: Band H

EPC Rating: D

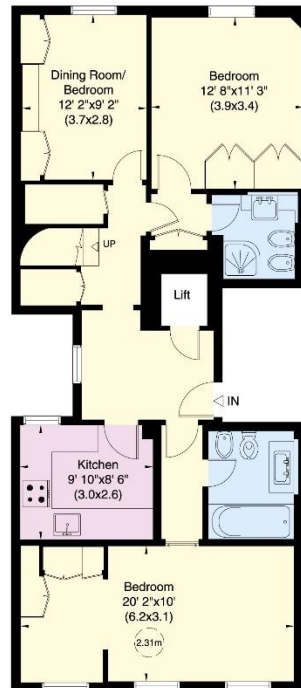
Guide Price: £2,495,000



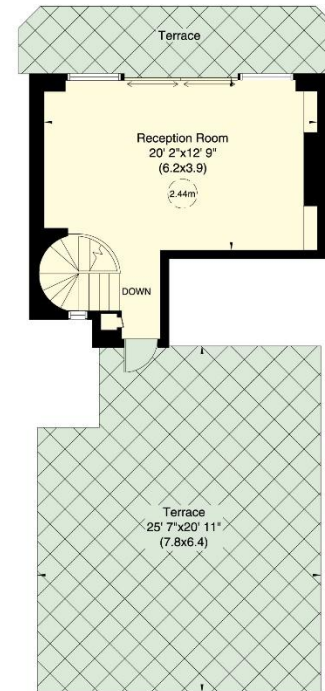
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Approximate Gross Internal Area
108 sq m/ 1163 sq ft Excluding Lift

Not to Scale, for identification only



Fifth Floor



Sixth 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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