



Egerton Gardens, Knightsbridge SW3

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## Egerton Gardens

Knightsbridge, SW3 2DE

A beautifully proportioned one bedroom first floor flat with an elegant drawing room with a ceiling height approaching 12ft (3.6m), cornicing, period style gas fireplace and a bay window with access on to a balcony and views towards the communal gardens.

Quietly situated away from the main Knightsbridge thoroughfares, the flat lies close to the many excellent local amenities the area provides, including those in South Kensington.

- Drawing Room with Kitchen
- Double Bedroom
- En Suite Bathroom
- Cloakroom
- Balcony
- Communal Gardens subject to subscription
- EPC: Rating D Council Tax: Band G
- Lease: 988 Years plus Share of Freehold
- Service Charge: Currently £3,800 p.a subject to review

**Guide Price £1,750,000**





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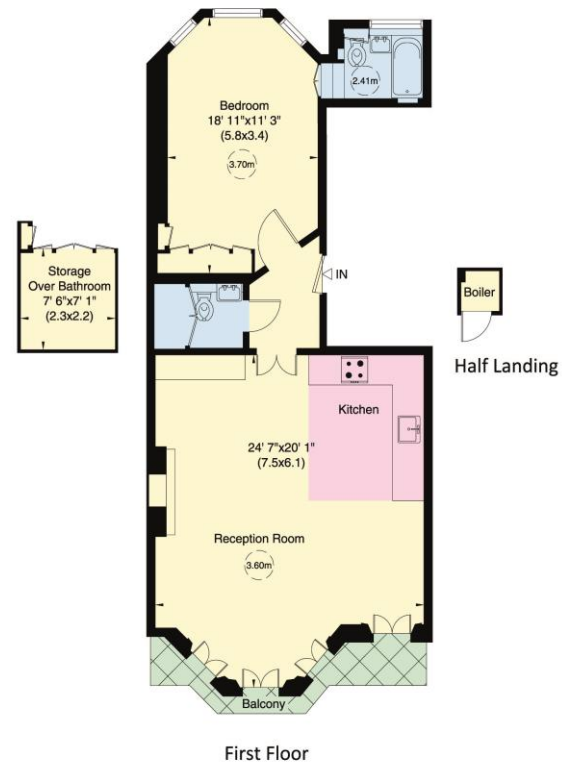
Gross internal area (approx.)

71 Sq m (762 Sq ft) Excluding Storage and Boiler

77 Sq m (824 Sq ft) Including Storage and Boiler

For identification only, Not to Scale

capital 020 8671 7722



Not to scale, 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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