



Egerton Gardens, Knightsbridge SW3

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PROPERTY CONSULTANTS



## Egerton Gardens

### Knightsbridge, SW3 2DB

Newly refurbished throughout and enjoying fabulous southerly views over the communal gardens through tall French windows, this immaculately presented First Floor studio flat has high ceilings, a separate kitchen and a shower room.

Egerton Gardens lies in a prime residential triangle bordered by Knightsbridge, South Kensington and Chelsea.

- Balcony
- Studio Room
- Separate Kitchen
- Shower Room
- Newly Refurbished
- Lift
- Access to communal gardens by separate negotiation

Lease: Expires 21<sup>st</sup> September 2195, therefore approx. 170 years remaining.

Service Charge: Approx. £4,123 per annum subject to review.

**Guide Price £875,000**





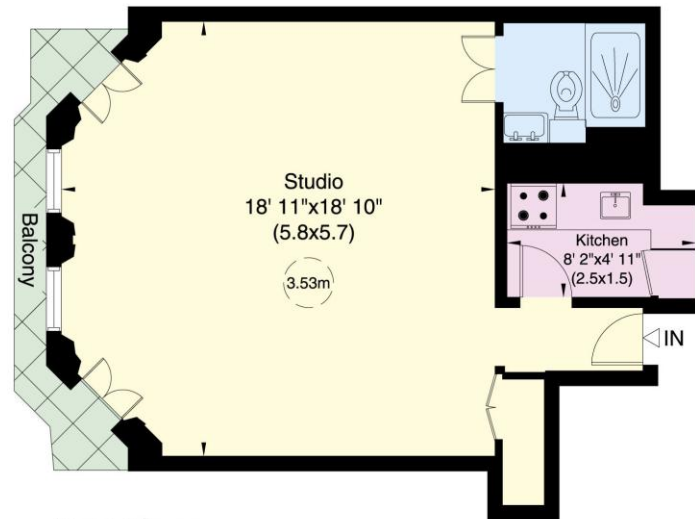


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Approximate Gross Internal Area

42 sq m/ 451 sq ft

Not to Scale, for identification only



First 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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