



Egerton Gardens, Knightsbridge SW3

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# Egerton Gardens

Knightbridge, SW3

A superb 4 bedroom flat laterally converted across two period buildings

Laid out across the Second Floor with six windows to the front, this spacious, newly decorated family flat offers a beautifully proportioned Reception Room and a large Kitchen / Family / Dining Room, a generous main Bedroom Suite with Dressing Room and newly fitted Bathroom, three further bedrooms and two bathrooms.

Well balanced for modern family living, the flat has air conditioning to the reception room and main bedroom suite, good storage space and access to the communal gardens. The building has a smart entrance and stairway and each resident has a share in the Freehold company.

Photographs depict the flat when previously furnished.







- Large Reception Room
- Kitchen/Dining Room
- Main Suite of Bedroom with Dressing Area and Bathroom
- 3 Further Bedrooms
- Bathroom
- Shower Room
- Utility Room
- EPC: Rating D
- Council Tax: Band G
- Access to lovely Communal Garden, subject to subscription

Lease: Approximately 990 years remaining plus Share of Freehold

Service Charge: currently £9,728.00 plus £1,656.00 reserve contribution, subject to annual review.

**Guide Price: £4,100,000**

## Egerton Gardens, SW3

Gross internal area (approx.)

180 Sq m (1938 Sq ft) Including Under 1.5m

179 Sq m (1932 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale



Floor Plan by **capitalgroup** 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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