



Egerton Gardens, Knightsbridge SW3

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Egerton Gardens

Knightsbridge, SW3 2BP

A compact, well arranged studio flat located in a beautiful red brick period building with wonderful views over Egerton Gardens. Ideal as a pied a terre, it is in a leafy neighbourhood offering every amenity, yet only a few minutes walk from South Kensington tube station.

Cleverly designed to maximise the space, it features a wall bed that doubles up as a sofa when retracted, a fully fitted open plan kitchen, a shower room, under floor heating and good storage.

- Studio Room
- Shower Room
- Fully equipped open plan kitchen
- Access to communal gardens, by separate arrangement
- RBKC Council Tax - Band D
- EPC - Rating E

Lease: 998 Years plus Share of Freehold

Service Charge: 3.39% of total outgoings.

Currently £339 p.a on account, plus £1,017 reserve fund payment for internal decoration.

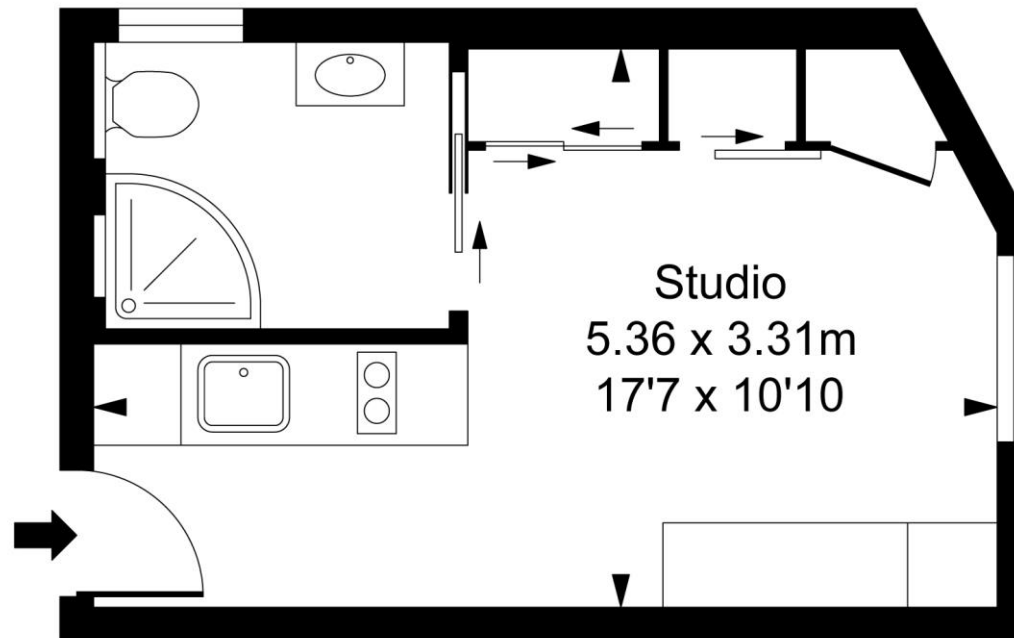
Guide Price: £385,000





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Approximate Gross Internal Area
17.51 sq m / 188 sq ft



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
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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