

Lennox Gardens Knightsbridge SW1X 0DF



Price £975,000
Lease 90 years approximately remaining

A lovely bright lower ground floor flat in a prime Knightsbridge garden square. The flat has good natural light having a west facing aspect at the front and light from the patio at the back. Although centrally situated this is a very peaceful location in a pretty garden square.

Lennox Gardens is just behind Walton Street and is a short walk to Knightsbridge and the Kings Road both with their well known shops and restaurants. Sloane Square and Knightsbridge underground stations are close by.

- Reception room
- Double bedroom
- Cloakroom
- Storage vault
- EER band D
- Kitchen
- Bathroom
- Patio
- Use of square gardens

Ground Rent: £50 p.a.
Service Charge: £5,800 approximately p.a.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A			(92 Plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	64	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 			EU Directive 2002/91/EC 	

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FLAT 1
47 LENNOX GARDENS
LONDON SW1

Gross Internal Area: 60 Sq. metres
645 Sq. feet



Lower Ground Floor

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).

Floor Plan by **capital group** 020 8671 7722

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