



# OVINGTON SQUARE

KNIGHTSBRIDGE SW3



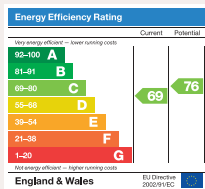


An elegant two bedroom garden flat benefitting from a charming southwest-facing courtyard garden in this prime Knightsbridge address.

The flat has been refurbished to a high standard and is accessed by its own front door. The layout flows well and has two double bedrooms (one en suite), an elegant reception room, kitchen, and dining area. There are French doors leading onto the garden which has an oak framed gazebo that is ideal for dining and entertaining.

The square is enviably located between Walton Street and the boutiques of the Brompton Road, such as Harrods and Harvey Nichols. The shops and amenities of Sloane street, Sloane Square and South Kensington are all within a short walk.

- Entrance hall
- Reception room
- Dining hall
- Kitchen
- Principal bedroom with en suite shower room
- Second bedroom
- Bathroom
- 20ft southwest-facing courtyard garden with oak framed gazebo
- Vault
- Access to garden square (by separate arrangement)



**APPROXIMATE GROSS INTERNAL AREA**  
1,057 sq ft  
98.20 sq m

**TENURE**  
Share of freehold,  
125 years lease  
from 31/12/2001

**PRICE**  
£1,750,000

**GROUND RENT**  
Peppercorn

**SERVICE CHARGE**  
1/6 of building's  
outgoings, estimated  
at £800 per annum

**LOCAL AUTHORITY**  
The Royal Borough of  
Kensington & Chelsea

**COUNCIL TAX**  
Band G

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