

# EGERTON TERRACE

KNIGHTSBRIDGE SW3





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A FIVE-STOREY FAMILY HOUSE IN ONE OF CENTRAL LONDON'S MOST DESIRABLE ADDRESSES, AVAILABLE FOR THE FIRST TIME IN DECADES







## THE PROPERTY

A prestigious grade II listed stucco-fronted family house over five floors with both front and rear gardens.

The ground floor presents a formal dining room at the front of the house and a kitchen/breakfast room overlooking the back garden with floor-to-ceiling windows.

The first floor offers a fantastic space for entertaining with a double reception room boasting ceiling heights of approximately 3.31 metres.

The principal suite complete with dressing room and bathroom, is set across the whole of the second floor.

Two further bedrooms and a bathroom can be found on the third and final floor.

The lower ground floor, which can also be accessed by its own external entrance, currently provides a bedroom, bathroom, guest cloakroom and a study/sitting room.















## LOCATION

This rare opportunity in Egerton Terrace is located close to an impressive array of shops and restaurants in Knightsbridge and Belgravia.

Hyde Park can be found 0.6 miles away and transport links include; South Kensington Underground (0.5 miles), Knightsbridge Underground (0.6 miles), Victoria Underground and National Rail Services (1.5 miles).

## TERMS

**Guide Price:**  
Offers in Excess of £8,950,000

**Tenure:** Freehold

**Local Authority:**  
The Royal Borough of Kensington and Chelsea

**Council Tax:**  
Band H

**EPC:**  
Rating D



APPROXIMATE  
GROSS INTERNAL AREA  
2,917 sq ft / 270 sq m excluding vault

VAULT AREA  
57 sq ft / 5.30 sq m

TOTAL APPROXIMATE  
GROSS INTERNAL AREA  
2,974 sq ft / 276.28 sq m

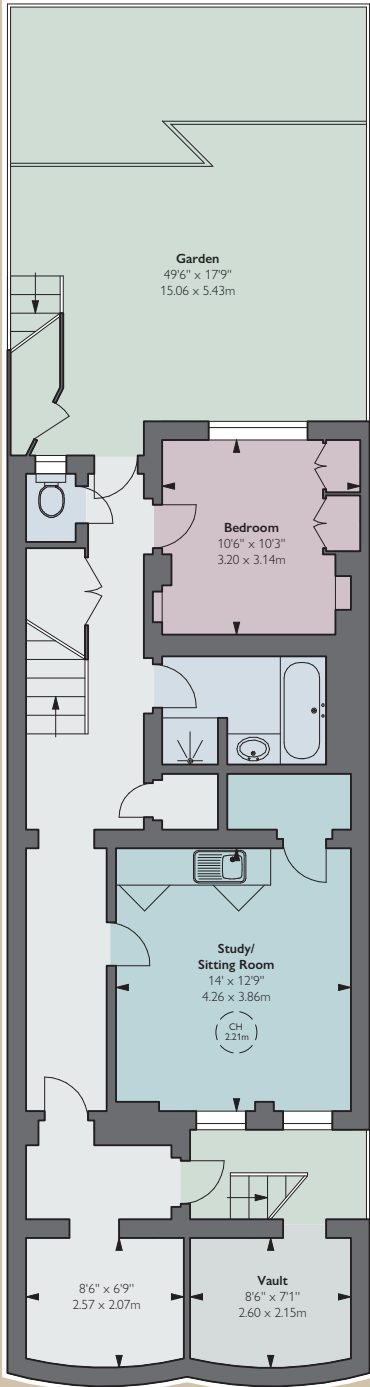


Energy Efficiency Rating	
Current	Potential
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

60 76

England & Wales

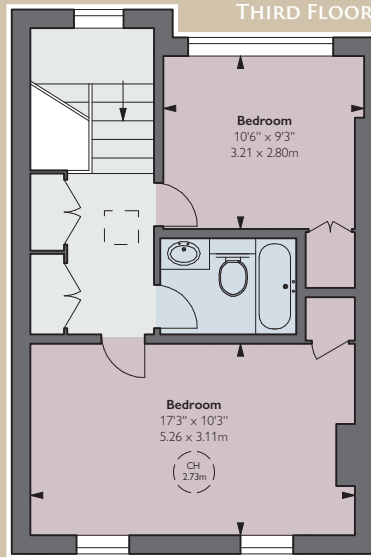
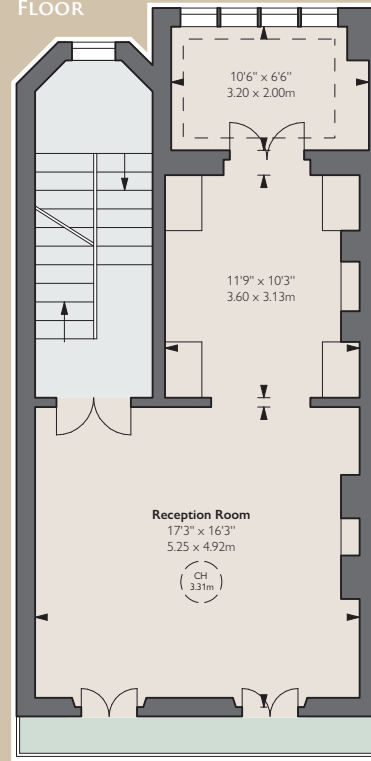
LOWER GROUND FLOOR



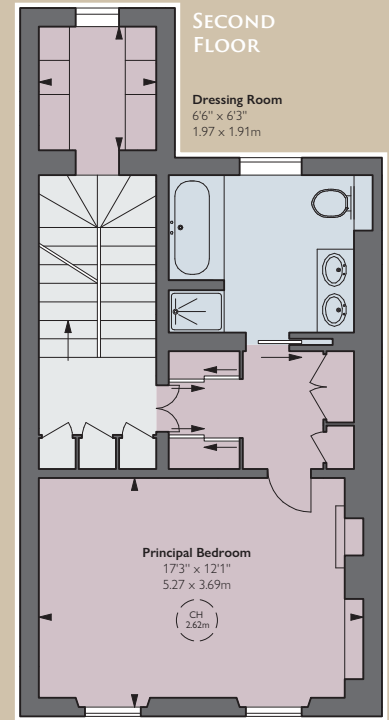
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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