



EGERTON GARDENS

KNIGHTSBRIDGE SW3



Having been recently refurbished throughout, this exquisite first floor flat with balcony makes the perfect pied-à-terre for an incoming purchaser. The flat is situated at the rear of this attractive period building and offers wonderful southerly views over the communal gardens.

Egerton Gardens is a highly coveted address and is within walking distance of the many international amenities of Knightsbridge and South Kensington.

FEATURES
 STUDIO ROOM · SHOWER ROOM
 KITCHEN · BALCONY
 ACCESS TO COMMUNAL GARDENS

| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|------------|
| <small>Energy efficiency of building - boiler heating costs</small> | | | |
| 99-111 | A | | |
| 81-111 | B | | 82 |
| 69-80 | C | | |
| 55-68 | D | 52 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| <small>Energy efficiency of building - higher heating costs</small> | | | |
| England & Wales | | | |
| | | EU Directive | 2002/91/EC |

APPROXIMATE GROSS INTERNAL AREA
 451 SQ. FT. / 42 SQ. M.



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

PRICE: £795,000

TENURE: Leasehold With 171 Years Remaining

SERVICE CHARGE: Approx £4,124 per annum

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Brochure by TwentyOneFifty Tel: 020 8778 2150



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