



# EGERTON GARDENS

KNIGHTSBRIDGE SW3

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A first floor flat with high ceilings and a balcony, situated at the rear of this attractive period building with wonderful southerly views over the communal gardens. The property forms part of a well maintained period conversion and the building benefits from having a new lift and recently done common parts.

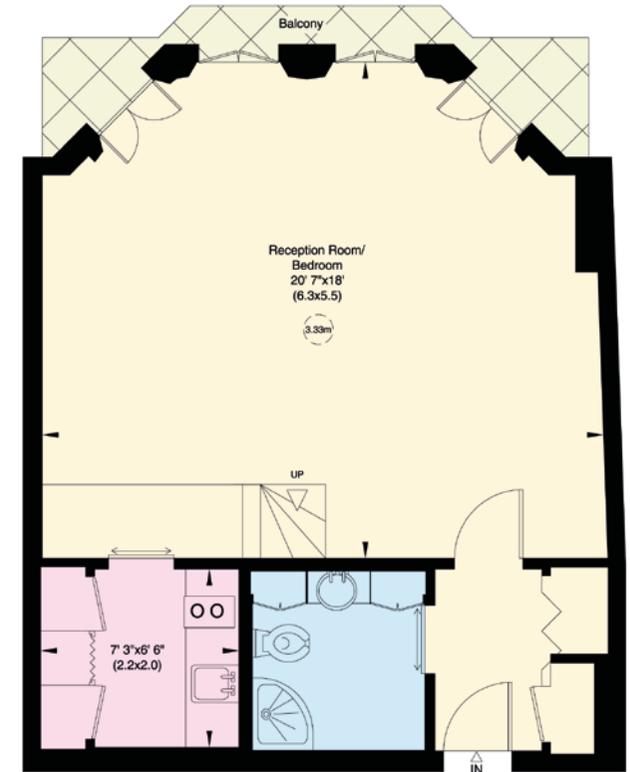


Egerton Gardens is a highly coveted address and is within walking distance of the many international amenities of Knightsbridge and South Kensington.



**GROSS INTERNAL AREA (APPROX.)**  
45 Sq m (481 Sq ft)

**FIRST FLOOR**



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

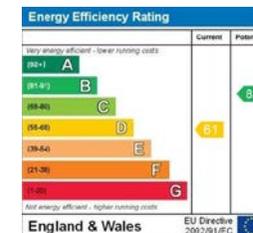
### FEATURES

Studio Flat ■ Separate Bathroom ■ Separate Kitchen ■ Balcony ■ Lift

**PRICE:** £695,000

**TENURE:** Leasehold  
With 174 Years  
Remaining

**SERVICE CHARGE:**  
Approx £4,123 per  
annum



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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.