Egerton Gardens, London, SW3

£1,100,000 *Share of Freehold*

2 1 2



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Top floor conversion flat in a prime Knightsbridge location

ABOUT THIS FLAT

Located on the top floor of this former Queen Anne style red-brick terraced house, this bright conversion flat is presented in good condition and benefits from an attractive reception room with dining area. With two double bedrooms, balcony and direct lift access, the apartment offers versatile accommodation. Egerton Gardens is located in the heart of Knightsbridge and is close to the amenities and facilities of Brompton Cross and the world famous Harrods. Accommodation comprises: Smart communal entrance, Lift, Entrance hall, Reception room with Dining area, Modern kitchen with integrated appliances, Double bedroom with fitted cupboards, Second double bedroom Bathroom, Shower room, Balcony, Communal garden access and qualification for RBKC parking permits.

KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 902 Square Feet
- Upper floor with lift
- Communal Gardens







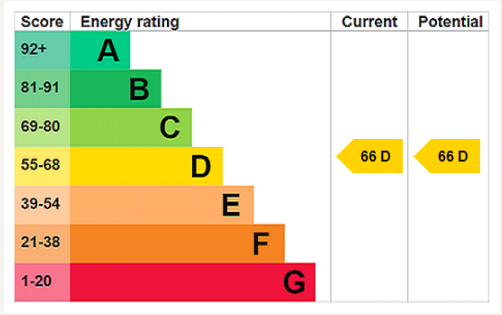






FINER DETAILS

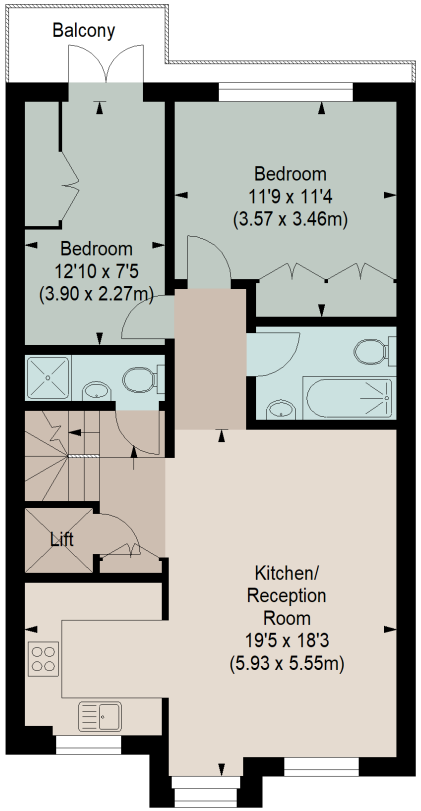
- Tenure: Share of Freehold 985 years.
- Ground Rent: Peppercorn.
- Service Charge: £4,000 pa.
- EPC Rating: TBC
- Council Tax Band: G



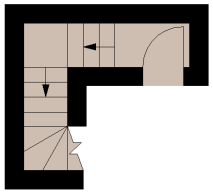
EGERTON GARDENS, SW3

Approximate gross internal area
902 sq ft / 83.81 sq m
(Including Eaves)
Eaves
88 sq ft / 8.19 sq m

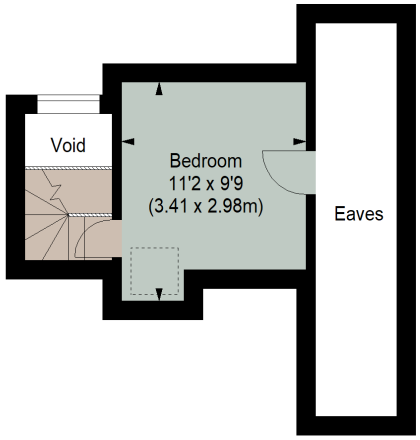
Key :
CH - Ceiling Height



FOURTH FLOOR
(60.47 m²)



THIRD FLOOR
ENTRANCE
(3.10 m²)



FIFTH FLOOR
(20.24 m²)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.



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