

Egerton Gardens, London SW3

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Egerton Gardens

London SW3 2BP

INVESTMENT OPPORTUNITY – Let at £1,798 per calendar month (£21,580 per year), a compact, well arranged studio flat located in a beautiful red brick period building with wonderful views over Egerton Gardens. This charming leafy neighbourhood offers every amenity, including being close to South Kensington tube station.

Cleverly designed to maximise the space, it features a wall bed that doubles up as a sofa when retracted, a fully fitted open plan kitchen, a shower room, under floor heating and good storage.

- Studio Room
- Shower Room
- Fully equipped open plan kitchen
- Access to communal gardens, by separate arrangement
- RBKC Council Tax - Band D
- EPC - Rating E

Lease: 996 Years plus Share of Freehold

Service Charge: 3.39% of total outgoings.

Approx. £500 p.a. The seller has just paid a £1,017 contribution for internal decoration.

Guide Price: £385,000











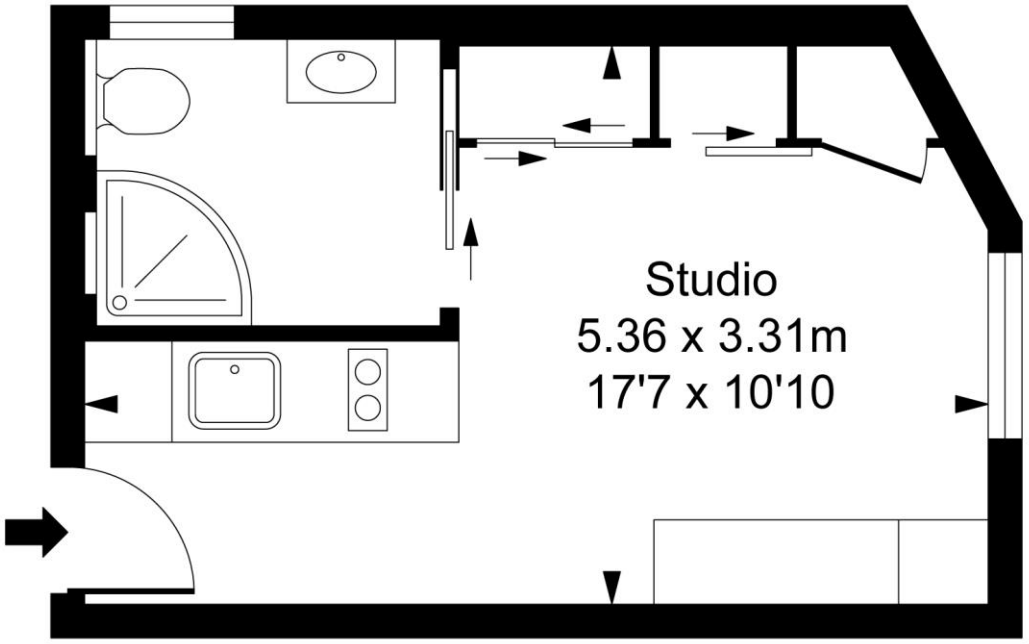




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Approximate Gross Internal Area

17.51 sq m / 188 sq ft



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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