



Egerton Gardens, Knightsbridge SW3



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A contemporary third floor apartment with south facing views over Egerton Crescent and Egerton Gardens to the rear. This is the perfect London pied-a-terre.

Situated in a highly sought after garden square in Knightsbridge, we are pleased to present this apartment which benefits from direct lift access, modern fitted kitchen and bathrooms, plenty of storage and fantastic views over and access to the communal gardens.

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



Guide price: £1,695,000

Tenure: Leasehold: approximately 74 years remaining

Service charge: £8203 per annum, reviewed every year, next review due 2024

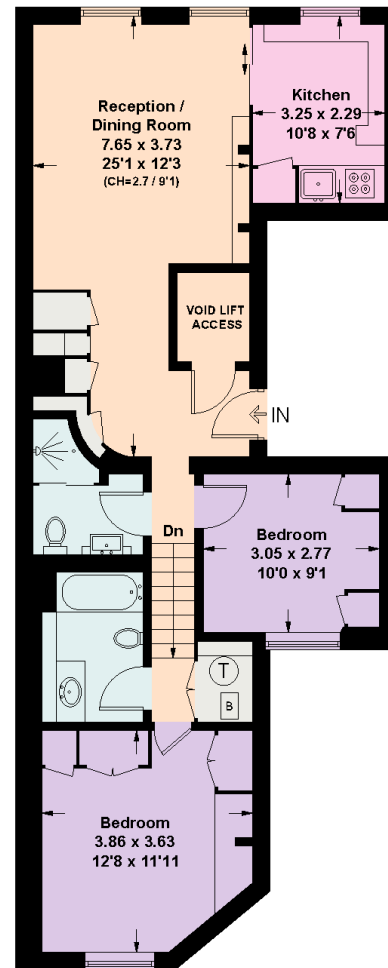
Ground rent: £450 per annum, reviewed every 21 years, next review due to be confirmed

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G







Third Floor

**Approximate Gross Internal Floor Area
73.10 sq m / 787 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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