



Egerton Place, Knightsbridge SW3



The Royal Borough of Kensington

# Egerton Place, Knightsbridge SW3

An elegant and beautifully presented apartment on the first floor with breath taking views of gardens from all windows.

There is a grand reception room with 3.5m ceiling heights and ample natural light, along with a separate bright and airy kitchen. Both rooms offer lovely views of Egerton Gardens.

There is an extremely impressive bedroom with generous proportions which leads to a beautiful private terrace overlooking the communal garden to the rear. The property forms part of a well maintained period building with lift, and the communal gardens to which residents have access. The flat further benefits from a large storage area above the entrance hall measuring approximately 92 sq ft.



**Guide price:** £2,000,000

**Tenure:** Leasehold: approximately 84 years remaining

**Service charge:** £4,169.58 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G



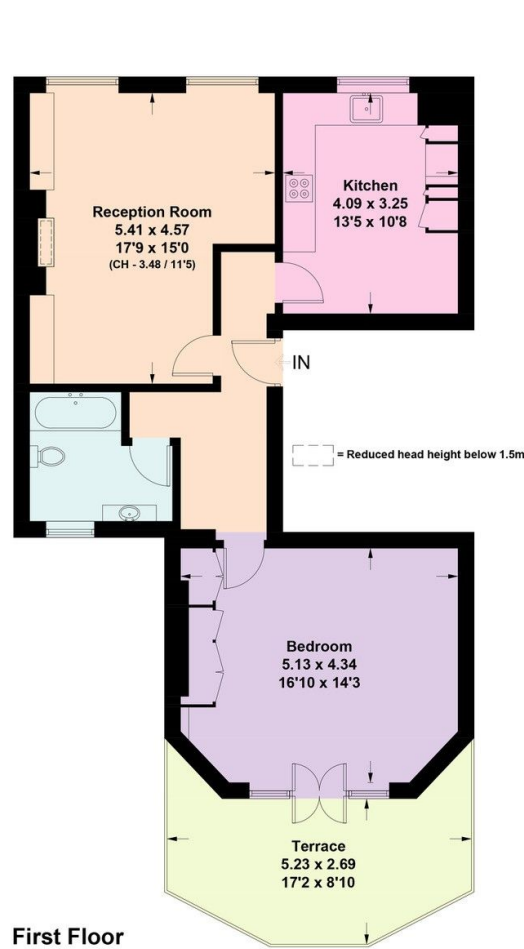






## Approximate Gross Internal Floor Area 73.1 sq m / 787 sq ft

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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I 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 May 2023. Photographs and videos dated May 2023.

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