



Kingston House South, Knightsbridge **SW7**

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# A spacious apartment in Knightsbridge SW7

A fantastic lateral apartment, situated on the third floor of a prestigious and highly regarded mansion block.

This expansive flat, measuring 2,753 sq ft (approx.) has an abundance of natural light throughout the living spaces.

The principal bedroom and double drawing room with private balcony enjoy views over and access to a beautifully maintained two acre communal garden.

The apartment comprises a principal suite with walk-in-wardrobe and en-suite bathroom, two guest bedrooms, a media room which could be used as a fourth bedroom if required, two guest bathrooms, WC, utility room and separate kitchen with ample storage.



**Guide price:** £5,650,000

**Tenure:** Share of freehold plus leasehold, approximately 116 years remaining

**Service charge:** £30,823 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** C









## Approximate Gross Internal Floor Area 255.8 sq m / 2753 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.



Third Floor

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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 September 2023. Photographs and videos dated September 2023.

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