



# Egerton Crescent

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KNIGHTSBRIDGE SW3





## A remarkable Grade II listed townhouse located in the prestigious Egerton Crescent.

This stunning property offers spacious living of just over 3,000 sq ft showcasing a perfect blend of timeless elegance and modern comforts.

Upon entering, you are greeted by a grand entrance hall adorned with exquisite details and elegant finishes, setting the tone for the entire residence. The attention to detail is evident throughout, as the property has been meticulously maintained and upgraded to the highest standards.











The ground floor features an inviting kitchen and dining room, bathed in natural light flowing through large windows leading to one of the highlights of the house – a large and beautiful south east-facing garden. This bright and airy space provides a cosy ambiance with luxurious silk wallpaper, ideal for relaxation or entertaining guests. The adjoining dining area offers ample space for hosting formal dinners or intimate gatherings. The kitchen is designed by Boffi, with SubZero fridge and Gaggenau kitchen appliances.





The lower ground floor is bespoke and hand crafted by Smallbone, benefitting from a spacious sitting room with French doors leading you into the landscaped garden, hand painted bamboo artwork on the sitting room walls, a utility room, guest bedroom and steam room.

Ascending to the upper levels, you will discover a generous principal suite, complete with a luxurious en suite bathroom and ample closet space. The additional bedrooms offer comfort and privacy to residents and guests alike. Each room has large windows, allowing an abundance of natural light to flood the space. The exquisite detailing also continues throughout the first floor, namely the hand-painted and embroidered de Gournay wallpaper.

In summary, this townhouse on Egerton Crescent presents a rare opportunity to acquire a meticulously maintained and upgraded property. With its excellent condition, beautiful garden, and desirable location, it is an exquisite residence that offers the perfect combination of luxury and comfort.

### Terms

<b>Tenure</b>	<b>Local Authority</b>
Freehold	Royal Borough of Kensington & Chelsea
<b>Guide Price</b>	<b>Council Tax</b>
£10,000,000	Band H
<b>EPC</b>	
Rating D	



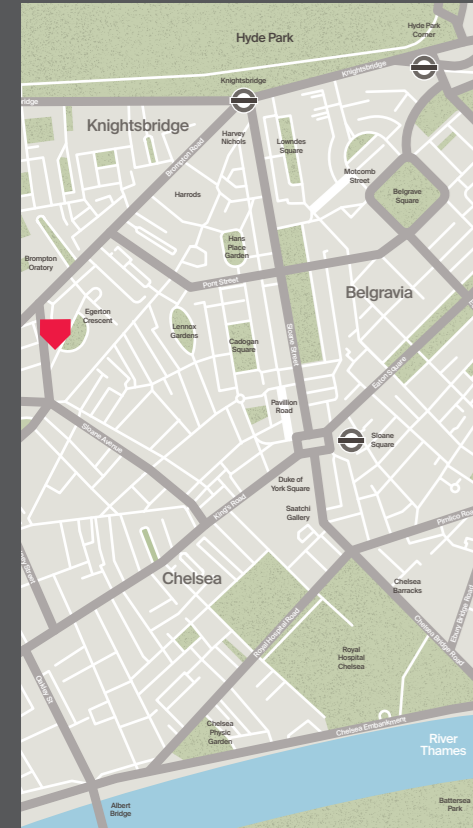






## Location

Located on Egerton Crescent, one of the most sought-after addresses in the area, this townhouse provides a prestigious and exclusive lifestyle. The neighbourhood offers a harmonious blend of tranquillity and convenience, with a wide array of upscale shops, fine dining establishments, and cultural attractions in close proximity.





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## Your partners in property



**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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