



Egerton Gardens, London **SW3**

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A studio flat, situated on the raised ground floor of this handsome, period conversion.

The flat has superb ceiling heights with an attractive, tall bay window. The flat is presented in good order throughout and would be ideal as a pied a terre or rental investment.

Egerton Gardens is quietly located behind Brompton Road, providing a perfect location for easy access to the all the boutique shops of Walton Street.

Please note that we have been unable to confirm the amount or date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own enquiries.



Guide price: £600,000

Tenure: Leasehold: approximately 193 years remaining

Local authority: Royal Borough of Kensington and Chelsea

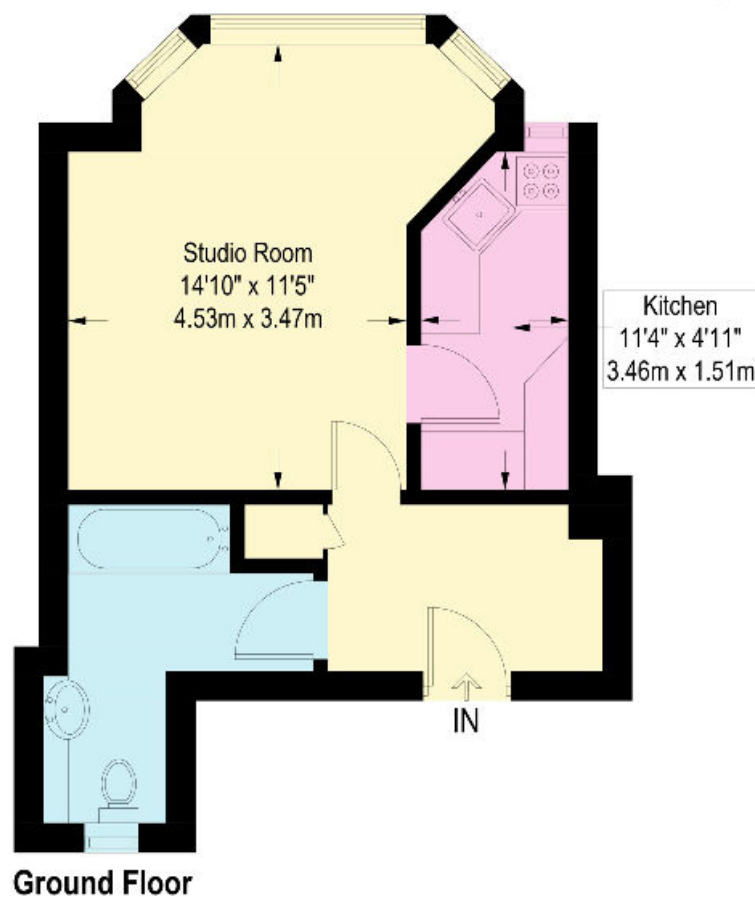
Council tax band: H





Approximate Gross Internal Floor Area 33.3 sq m / 358 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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