



Egerton Gardens, Knightsbridge, London SW3

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# Egerton Gardens, Knightsbridge SW3

An exceptional duplex apartment situated in the prestigious Egerton Gardens. This elegant residence offers a perfect blend of luxury, comfort, and convenience, featuring direct lift access and stunning high ceilings. The spacious dining room and cozy television room offer an ideal space for entertaining or relaxing with family and friends.

The modern, well-equipped kitchen boasts top-of-the-line appliances and ample storage. The ensuite bathroom is beautifully appointed, providing a serene space to relax and rejuvenate. Two further ensuite double bedrooms each offer generous proportions and elegant finishes.



**Guide price:** £5,500,000

**Tenure:** Leasehold: approximately 81 years remaining

**Service charge:** Please note, we have been unable to confirm the service charges. You should make your own enquiries

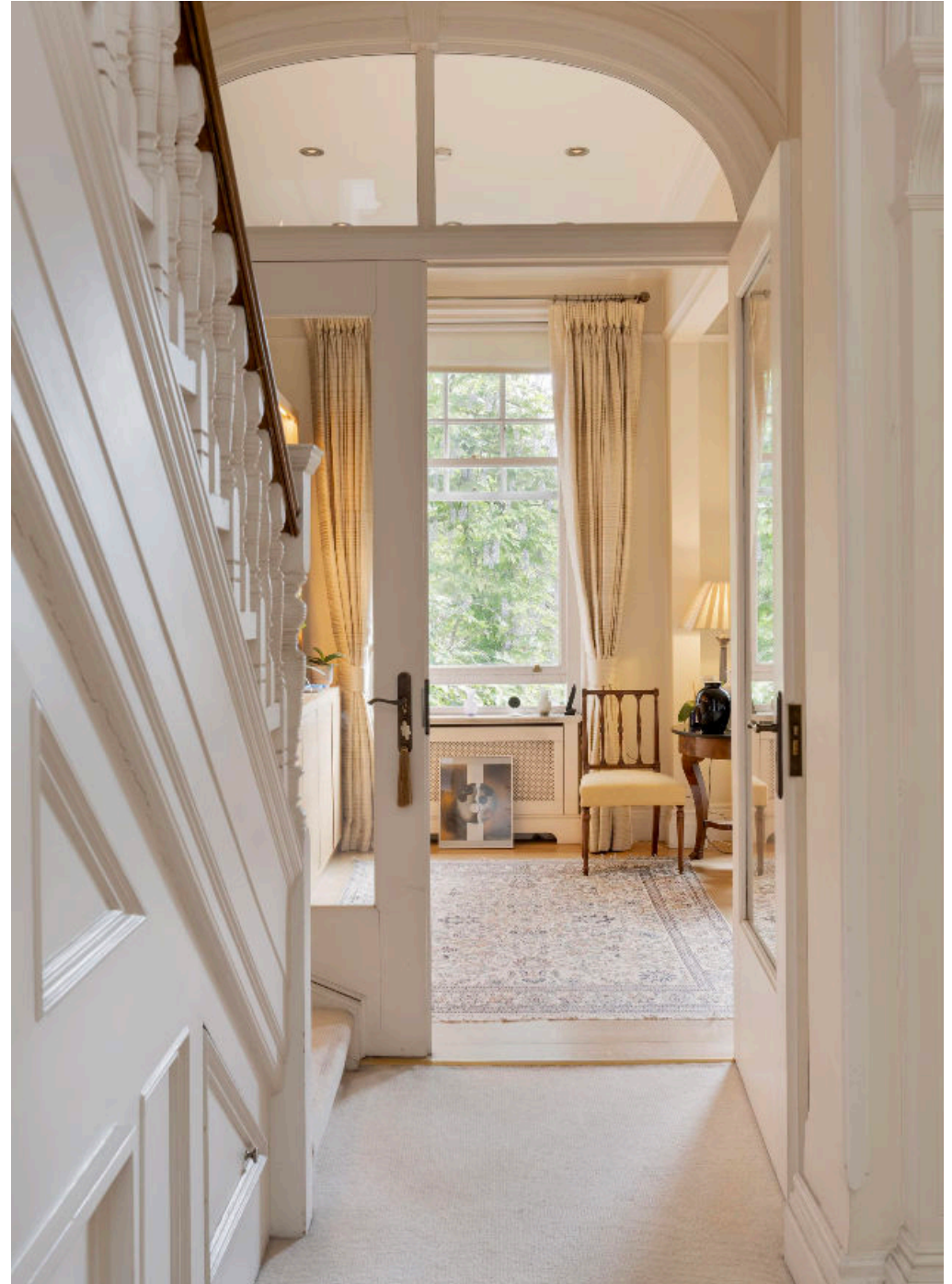
**Ground rent:** Peppercorn

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

**Council tax band:** H







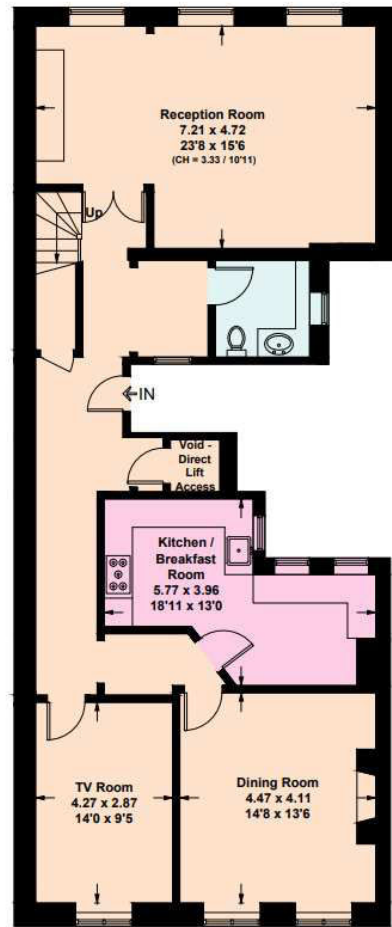




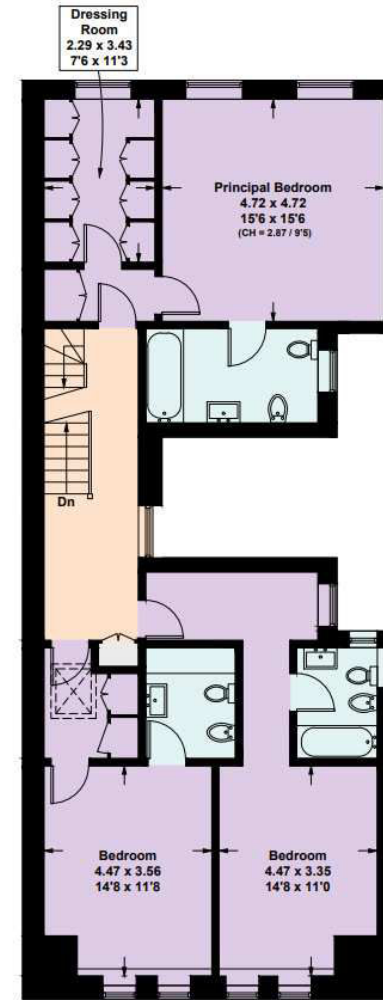
## Egerton Gardens, SW3

### Approximate Gross Internal Floor Area 226.9 sq m / 2442 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.



Second Floor



Third Floor



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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

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