



Pavilion Road, Knightsbridge **SW1X**



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A charming first floor flat located between Knightsbridge and Sloane Square.

This bright and well presented flat would be an ideal London pied a terre or rental investment, situated in an attractive building on Pavilion Road and offering over 500 sq ft of accommodation, with hardwood floors throughout.

Accommodation comprises a bright reception room with a dining area, a separate modern kitchen, spacious double bedroom with fitted wardrobes and a contemporary bathroom with a marble finish.



Guide price: £985,000

Tenure: Leasehold: approximately 113 years remaining

Service charge: £3,630.98 per annum, reviewed every year, next review due 2025

Ground rent: £125 per annum, reviewed every 65 years, next review due 2048

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



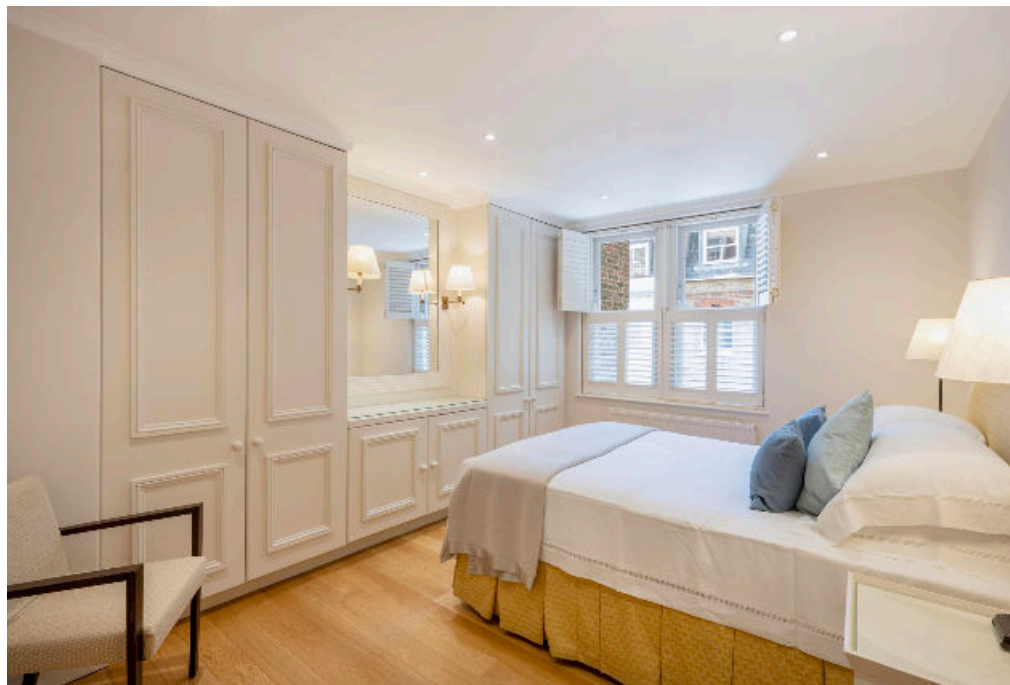


Location

Pavilion Road runs parallel to Sloane Street and sits to the south of Pont Street, well located for the many amenities and designer shopping in Knightsbridge.

Pavilion Road itself is home to a number of artisan food shops including a butcher, baker, wine merchant, cheese monger and greengrocer, as well as a barbers, stationers, general store and fishmonger.


The closest underground stations are Knightsbridge and Sloane Square.

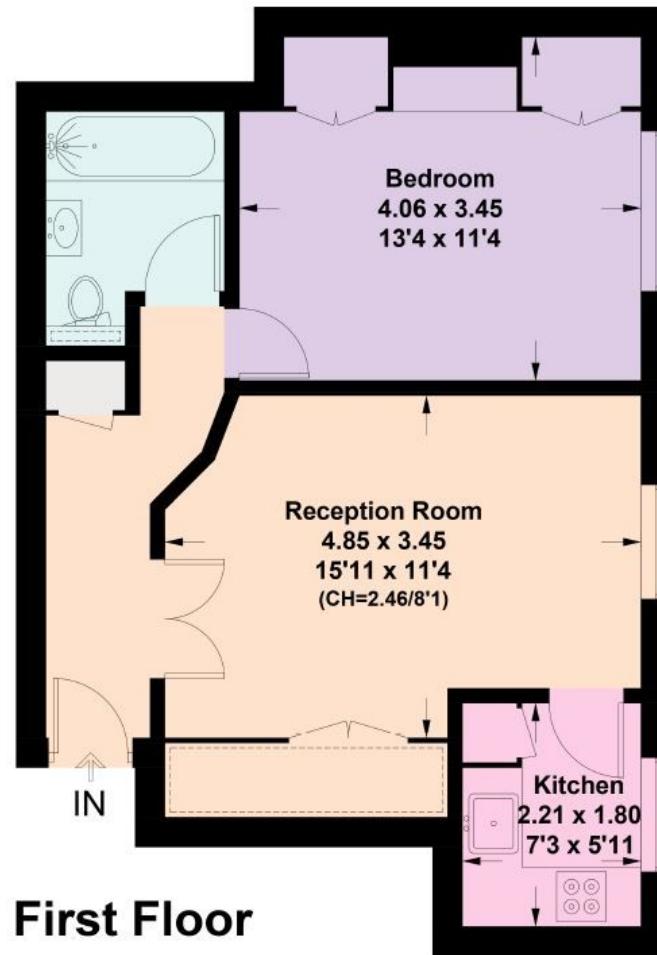


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Approximate Gross Internal Floor Area
47.1 sq m / 507 sq ft

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.

 = Reduced head height below 1.5m



First 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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