



Lennox Gardens, London **SW1X**



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Located in this prime garden square moments from Knightsbridge, this lower ground floor period conversion is presented in good order throughout having recently undergone a full refurbishment. The property benefits from access to a pretty patio garden located in the centre of the accommodation which fills the reception room and both bedrooms with natural light.

In addition, the apartment enjoys a modern fitted kitchen, two spacious bedrooms with ample built-in storage and a bright reception/dining room. There is a resident caretaker in the building.



Guide price: £1,500,000

Tenure: Leasehold: approximately 973 years remaining

Service charge: £4,500 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F







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Approximate Gross Internal Floor Area
82.0 sq m / 883 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.



Lower Ground 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.
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