



Lowndes Square, Knightsbridge **SW1X**

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# Lowndes Square, Knightsbridge **SWIX**

A ground floor apartment located centrally in Knightsbridge. Measuring approximately 706 square feet with well proportioned rooms.

There are two double bedrooms with built in storage, two bathrooms (one en-suite) and an open plan kitchen and reception room. The apartment is presented in good order throughout, with clear attention to detail and bespoke storage solutions.

Residents also benefit from access to the private square gardens, building lift and 24-hour porter.



**Guide price:** £1,525,000

**Tenure:** Leasehold: approximately 214 years remaining

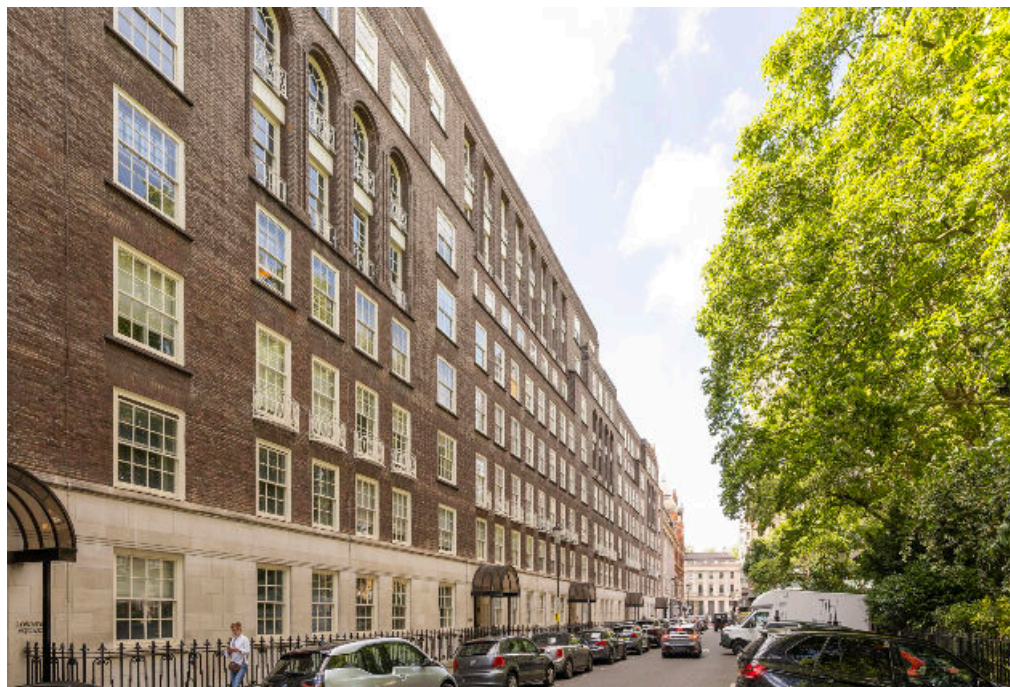
**Service charge:** £13,711 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

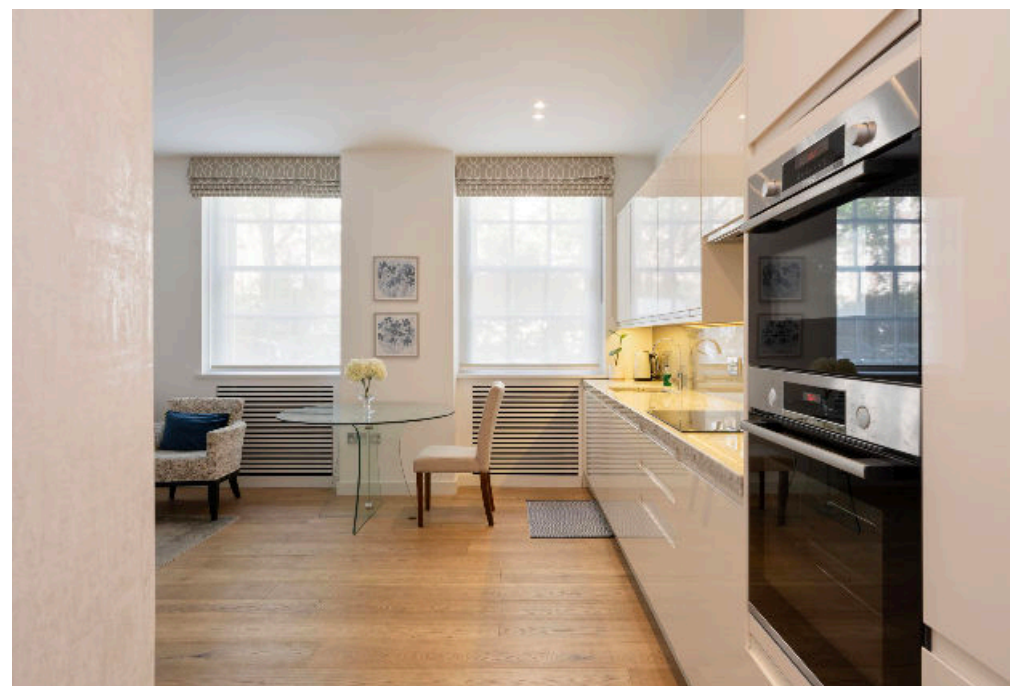
**Local authority:** Royal Borough of Kensington and Chelsea

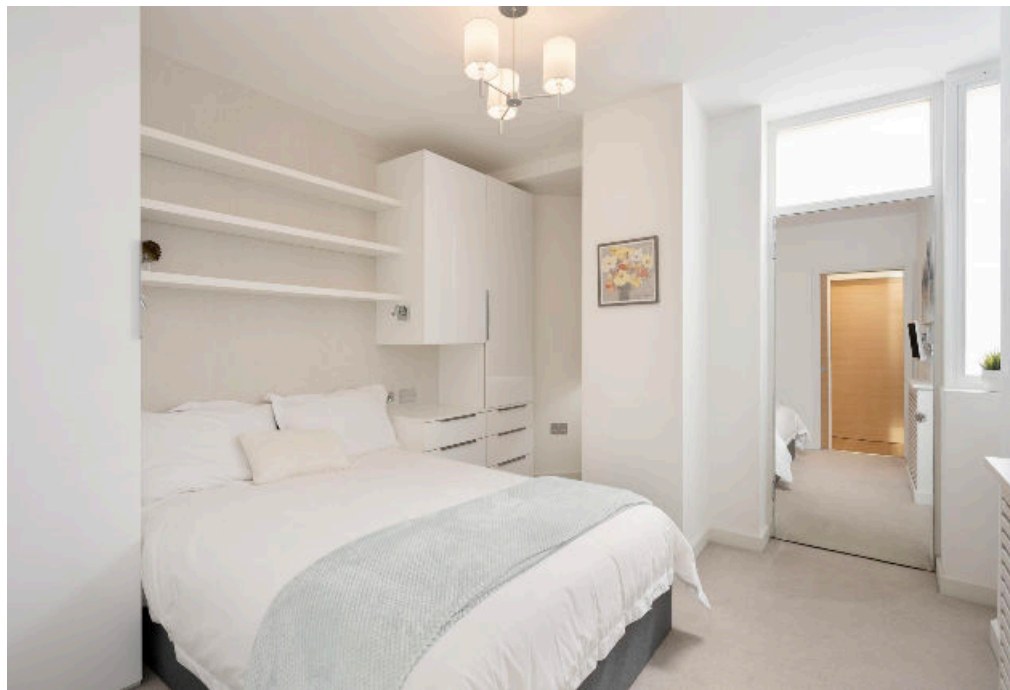
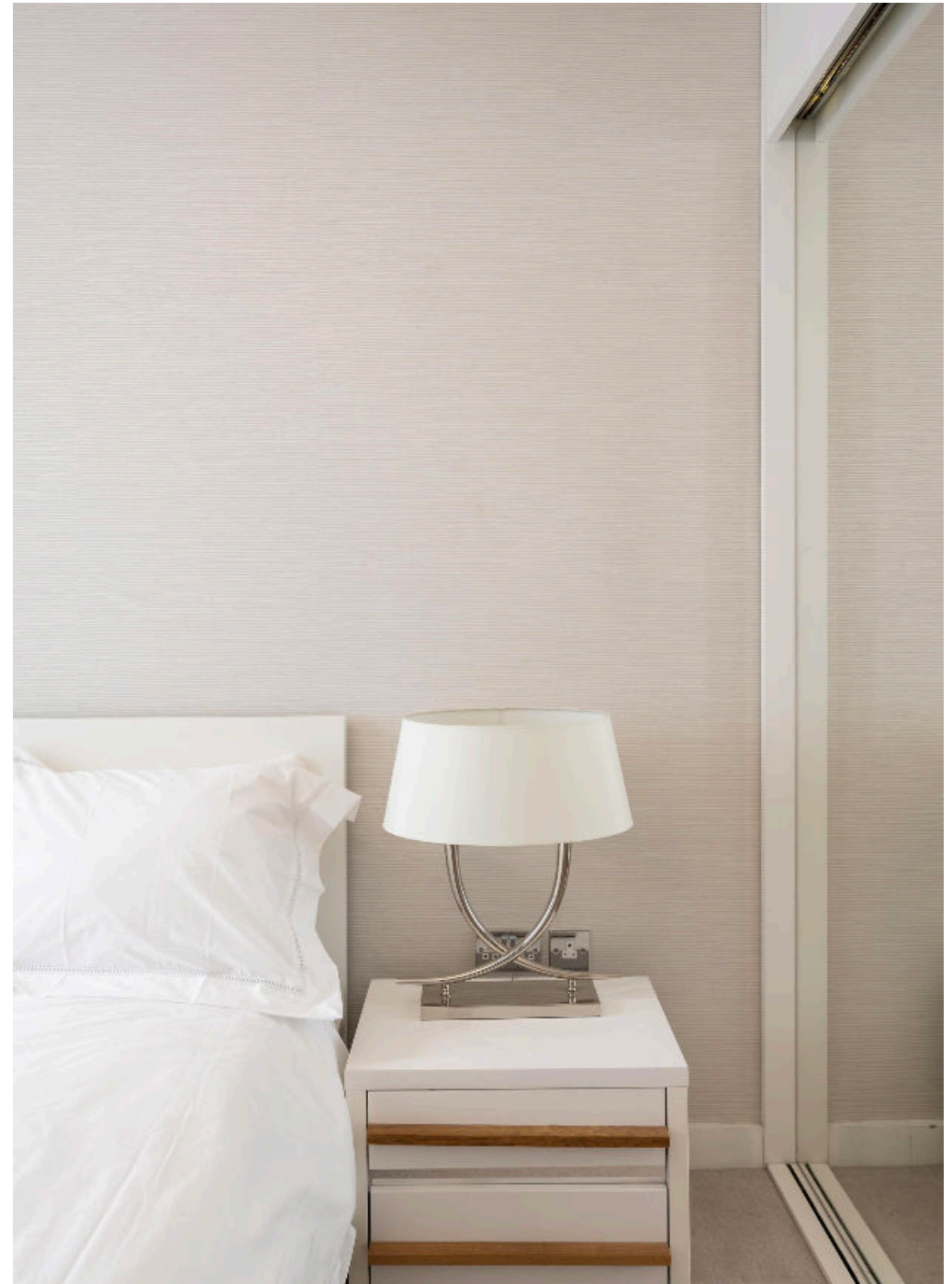
**Council tax band:** F





Lowndes Square is at the very epicentre of Knightsbridge, located just to the east of Sloane Street and west of Belgravia. It is well located for all of the many international amenities of the area including Harrods and Harvey Nichols.



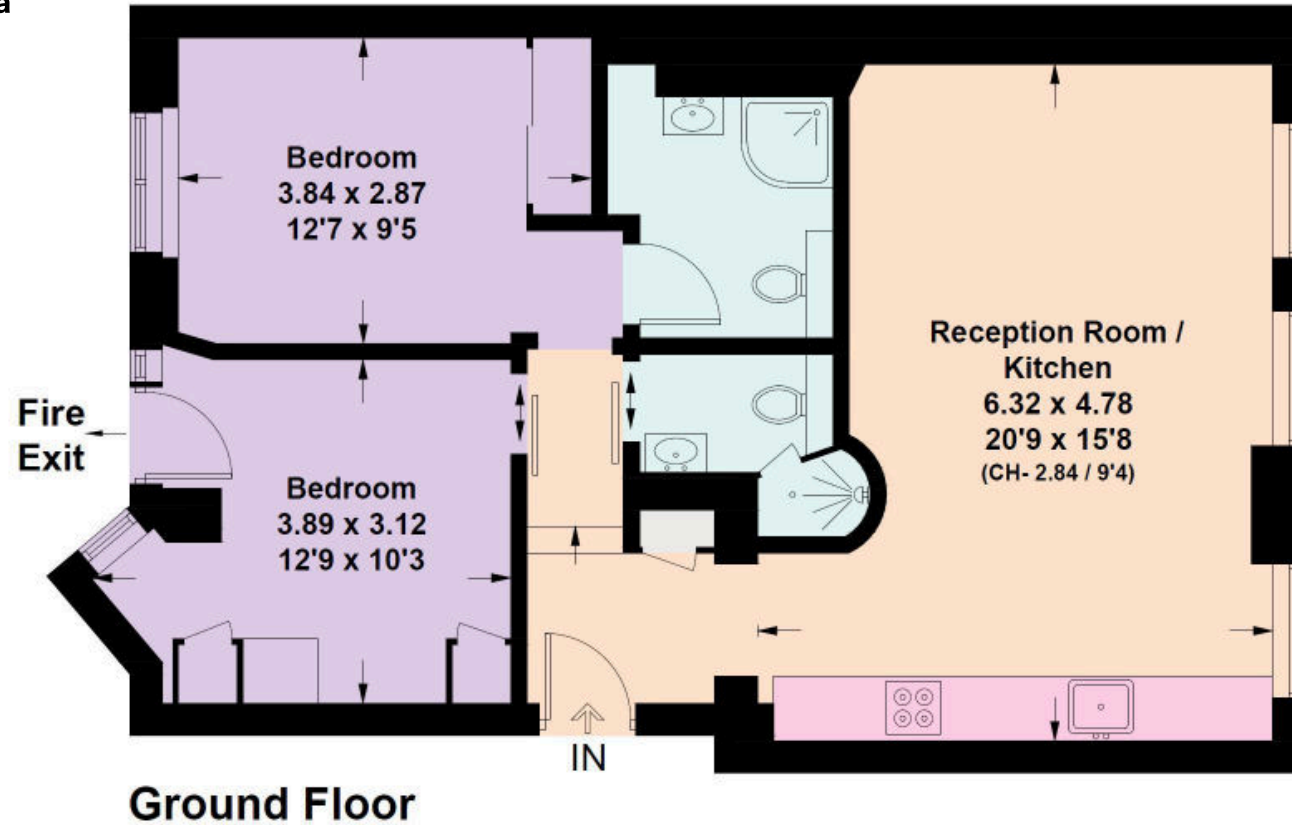


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## Approximate Gross Internal Floor Area 65.6 sq m / 706 sq ft

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.



Knight Frank  
Knightsbridge  
52 - 54 Sloane Avenue  
London  
SW3 3DD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**James Robinson**  
+44 207 861 1771  
[james.robinson@knightfrank.com](mailto:james.robinson@knightfrank.com)



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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Particulars dated July 2024. Photographs and videos dated July 2024.

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