

KINGSTON HOUSE EAST

KNIGHTSBRIDGE SW7



An immaculately presented, fully refurbished two bedroom apartment located on the second floor of this highly sought-after portered block, opposite Hyde Park.

The apartment has undergone a full refurbishment by the current owner, creating stylish accommodation over 943 sq. ft. With wooden floors throughout the living space, the property comprises a bright open-plan kitchen / dining / reception room with far reaching views over Hyde Park. There are two good double bedrooms and two bathrooms and an abundance of built-in storage throughout.

Kingston House East is a purpose built block that sits facing Hyde Park and is a short stroll to all of the internationally renowned amenities of Knightsbridge.



FEATURES

- Share of Freehold With 118 Years Remaining
- Principal Bedroom With Ensuite Bathroom
- Further Double Bedroom
- Adjoining Bathroom
- Kitchen
- Reception Room
- Lift
- 24 Hour Portage
- Communal Gardens
- Service Charge Includes Heating & Hot Water



PRICE: £2,150,000

TENURE: Share of Freehold With 118 Years Remaining

SERVICE CHARGE: £10,737 Per Annum Includes Sinking Fund



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These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
191-210	B		
181-190	C		
151-180	D		
131-140	E		
121-130	F		
71-120	G		

Not energy efficient - higher running costs
England, Scotland & Wales

SECOND FLOOR

GROSS INTERNAL AREA (APPROX.)
88 SQ M (943 SQ FT)

For identification only, Not to scale