



EGERTON GARDENS

KNIGHTSBRIDGE SW3



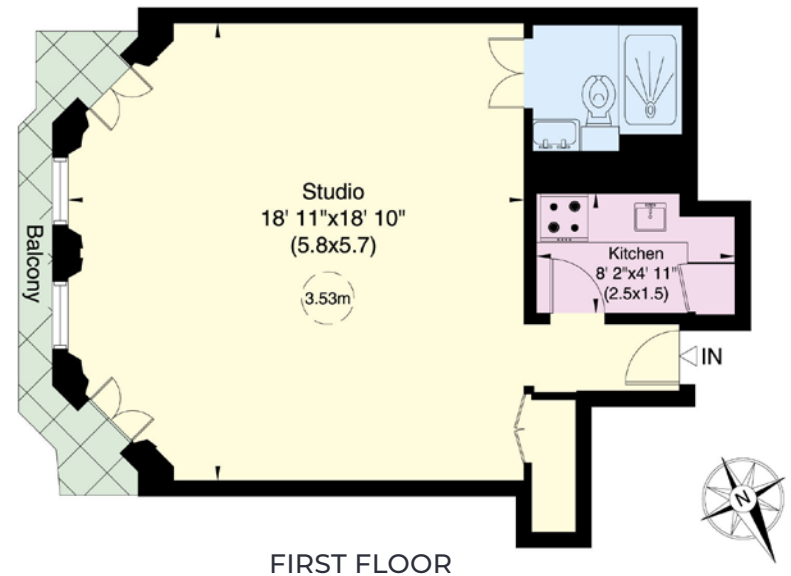
Having been recently refurbished throughout, this exquisite first floor flat with balcony makes the perfect pied-à-terre for an incoming purchaser. The flat is situated at the rear of this attractive period building and offers wonderful southerly views over the communal gardens.

Egerton Gardens is a highly coveted address and is within walking distance of the many international amenities of Knightsbridge and South Kensington.

FEATURES
 STUDIO ROOM · SHOWER ROOM
 KITCHEN · BALCONY
 ACCESS TO COMMUNAL GARDENS

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency of building - Standard housing costs</small>			
99-101	A		
91-97	B		82
83-90	C		
75-82	D	62	
69-74	E		
63-68	F		
55-62	G		
<small>Self energy efficiency - Higher housing costs</small>			
England & Wales			
		EU Directive	2002/91/EC

APPROXIMATE GROSS INTERNAL AREA
 451 SQ. FT. / 42 SQ. M.



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

PRICE: £945,000
TENURE: Leasehold With 171 Years Remaining
SERVICE CHARGE: Approx £4,124 per annum

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.

Brochure by TwentyOneFifty Tel: 020 8778 2150



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