



# 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.

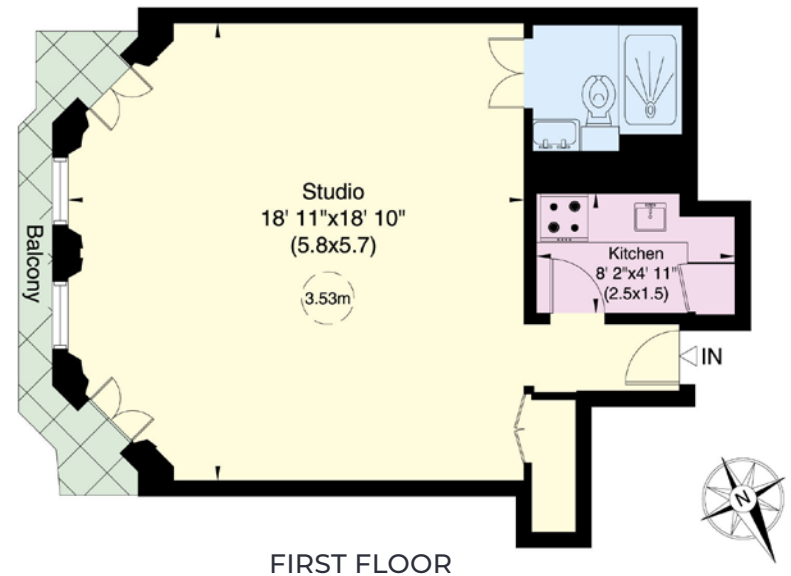
Egerton Gardens is a highly coveted address and is within walking distance of the many international amenities of Knightsbridge and South Kensington.

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

Energy Efficiency Rating		Current	Potential
99-101	A		
91-95	B		82
83-85	C		
75-82	D	62	
69-74	E		
63-68	F		
55-62	G		

EU Directive 2002/91/EC  
 England & Wales

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



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

**PRICE: £875,000**

**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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