

# SOUTHWELL HOUSE



EGERTON GARDENS SW3



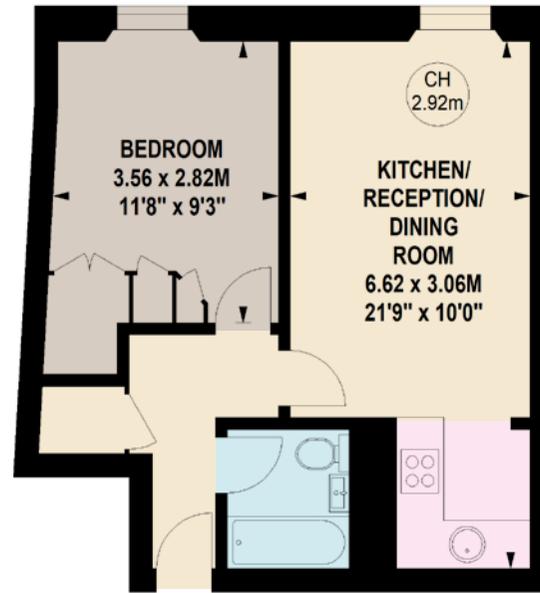
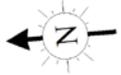
**A BRIGHT THIRD FLOOR ONE BEDROOM APARTMENT WITH LIFT SITUATED IN A RED BRICK PERIOD BUILDING WITH VIEWS OVER THE COMMUNAL GARDENS.**

There is a double bedroom with built in wardrobes, modern bathroom with bath and shower and open plan kitchen reception all with wooden floors.

Egerton Gardens is a pretty and popular street situated ideally for Chelsea, Kensington and Knightsbridge and all that each neighbourhood has to offer.



TOTAL APPROX. GROSS INTERNAL AREA  
421 Sq. Ft. / 39.11 Sq. M.



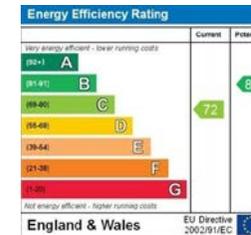
Key :  
CH - Ceiling Height

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

THIRD FLOOR

DOUBLE BEDROOM WITH BUILT IN WARDROBES  
BATHROOM WITH BATH & SHOWER  
OPEN PLAN KITCHEN RECEPTION ROOM ■ LIFT  
ACCESS TO COMMUNAL GARDENS

PRICE: £795,000  
TENURE: LEASEHOLD  
WITH 167 YEARS  
REMAINING  
SERVICE CHARGE:  
APPROX £5,154.16  
PER ANNUM



www.nicolasvanpatrick.com

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.