



# SOUTHWELL HOUSE



EGERTON GARDENS  
KNIGHTSBRIDGE SW3

Newly refurbished throughout to an exacting standard enjoying fabulous southerly views over the communal gardens ensuring a naturally light atmosphere.

This immaculately presented second floor (with lift), one bedroom flat has an open plan kitchen reception room with well-equipped fitted kitchen, a double bedroom with bespoke fitted closet and drawers and a well-appointed shower room. Decorated throughout with calming tones and wooden flooring.

Egerton Gardens is a highly coveted address with its pretty residents garden and convenient location within walking distance of all the many international amenities of Knightsbridge, South Kensington and Chelsea.



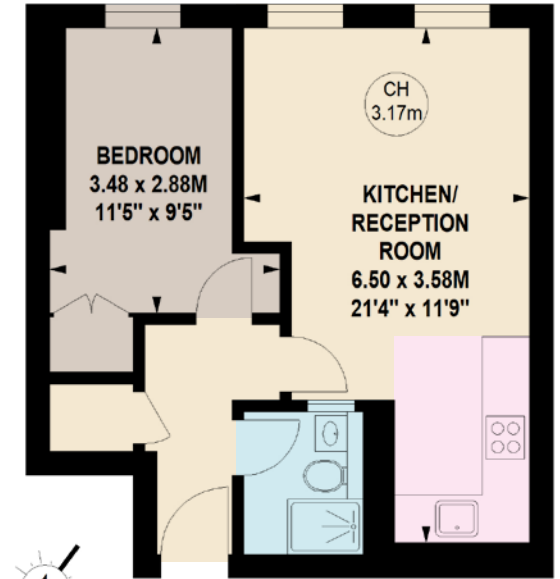
## FEATURES

- ENTRANCE HALL
- OPEN PLAN RECEPTION ROOM/ KITCHEN
- BEDROOM
- SHOWER ROOM
- LIFT

## APPROX. GROSS INTERNAL AREA

405 Sq FT / 37.62 SQ M

CH- CEILING HEIGHT



## SECOND FLOOR

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



[www.nicolasvanpatrick.com](http://www.nicolasvanpatrick.com)

**Price:** £745,000

**Tenure:** Leasehold with 170 Years Remaining

**Service Charge:** Approx £4,855 per annum

**Ground Rent:** Peppercorn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61D	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	

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.

