



**LINCOLN HOUSE, BASIL STREET, SW3**

£1,095.00 per week\*

**Carter Jonas**

# FLAT 34, LINCOLN HOUSE, BASIL STREET, LONDON, SW3 1AW

**VIDEO AVAILABLE.** Situated on the third floor, this immaculately presented two double bedroom property (with wood floors) boasts an impressive finish throughout. The apartment further benefits resident porter and lift access.

**EPC rating: C**

- Two double bedrooms
- Two bathrooms
- Large reception area
- Lift in building
- Porter
- Furnished

## THE PROPERTY

Immaculately presented throughout, the apartment has the benefit of a recently fitted eat-in kitchen with granite work tops, two large double bedrooms, both with built in storage and the master benefiting from an en suite which has been finished to an excellent standard and the apartment offers contemporary living with modern fixtures and fittings throughout. Furnished.

Lincoln House is on Basil Street moments away from Sloane Street, Harrods and the green spaces of Hyde Park.

Please note that Lincoln House will not accept pets.

Holding deposit is 1 week's rent

Security deposit is 5 week's rent

COVID-19: We recommend a virtual viewing initially, but should you wish to arrange a physical viewing we will be following the Government Coronavirus guidance and would ask you to ensure social distancing is observed at all times to protect all of us. Viewings will be limited to a maximum of 15 minutes and only a maximum of 2 people from the same household are permitted to view. Please bring a face covering as you may not be able to enter the property without one.

For more information please go to the Gov.uk website under Guidance > Government Advice on Home Moving during the Coronavirus Covid-19 outbreak.



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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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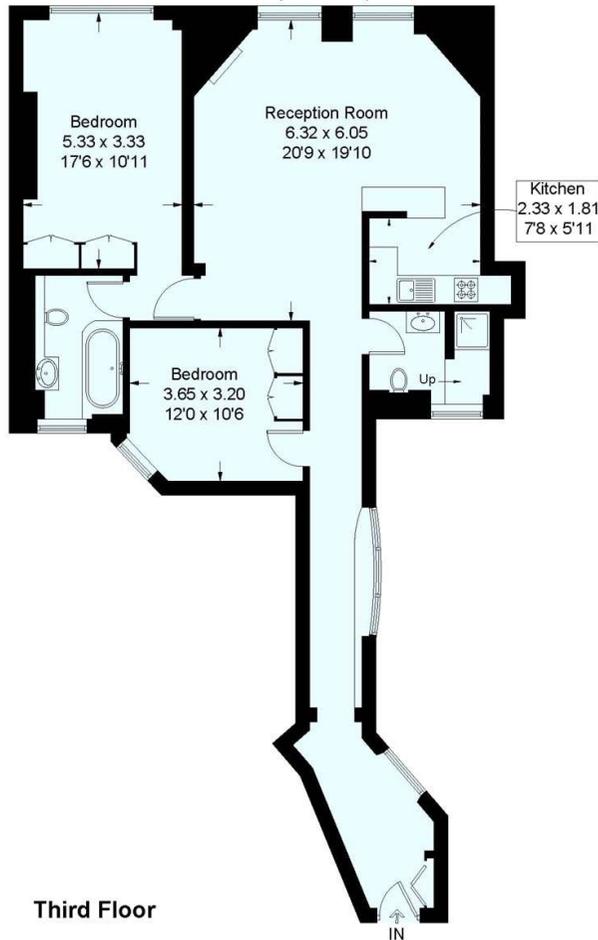
Local Authority - Council Tax Band

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# Lincoln House, Basil Street, SW3

Approximate Gross Internal Area  
99.2 sq m / 1068 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID392635)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 82        |
| (55-68)                                     | D | 69                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



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## IMPORTANT INFORMATION

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