

Egerton Gardens

KENSINGTON SW3 2DD

Kaye & Carey





Approached by way of the main ground floor entrance hall of the building this well presented lower ground floor flat is part of a laterally converted red brick period building in a much sought after location midway between South Kensington and Knightsbridge.

Situated within easy reach of many excellent local shops, restaurants and the museums of South Kensington, the flat is approximately 10 minutes walk from Hyde Park and Kensington Gardens. The underground Stations of both South Kensington and Knightsbridge are within easy reach

Accommodation

- Reception Room
- Double Bedroom
- Second Bedroom
- Kitchen with the following appliances: Bosch 4 ring electric hob, AEG oven, Bosch refrigerator and freezer, AEG dishwasher, Miele washer/dryer

Amenities

- Video Entry System
- Electric Underfloor Heating throughout
- Caretaker

Terms

Leasehold: Expiring on 3/11/3104 thus having approx. 994 years remaining together with a share of the freehold.

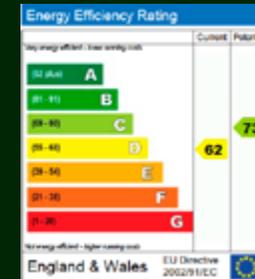
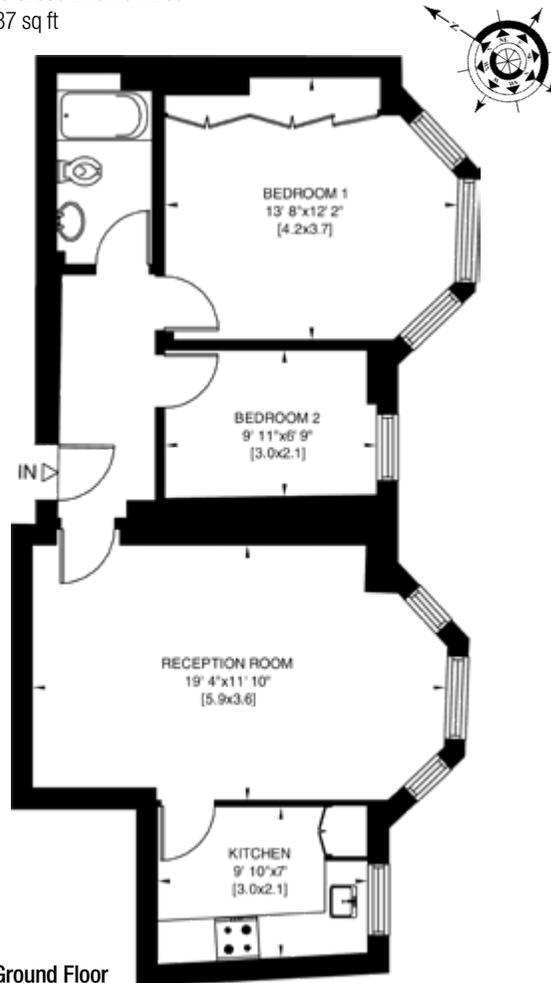
Ground Rent: Peppercorn

Service Charge: 7.14% of the total for the building being £4,862.68 for the current service charge year payable quarterly. In addition a further contribution is payable of £714.32 per annum towards the reserve fund, also payable quarterly

Price: £895,000 subject to contract

Approximate Gross Internal Area

59 sq m / 637 sq ft



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Specialists in garden square property

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