

# Ovington Court

197-205 BROMPTON ROAD, SW3

Kaye & Carey

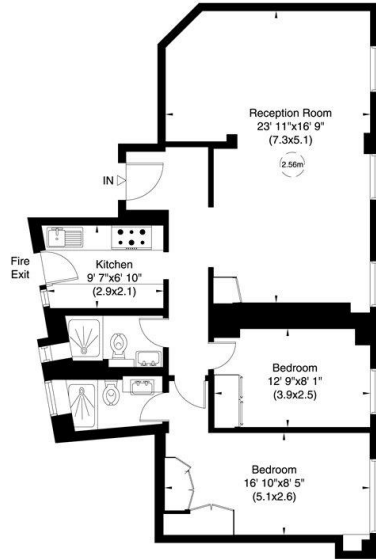


# Ovington Court, SW7

Gross internal area (approx.)  
83 Sq m (896 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



An immaculate, recently refurbished flat on the 6th floor of this popular portered block near Harrods. Great care has gone into the design and finish, the specification includes a bespoke kitchen with Siemens appliances, marble shower rooms and air-conditioning.

Internationally known, the area offers a fantastic array of shops and restaurants so this flat could be a perfect London home ready to move into.

ENTRANCE HALL, RECEPTION ROOM, KITCHEN, 2 BEDROOMS, EN-SUITE SHOWER ROOM, SECOND SHOWER ROOM

LIFT, PORTER, GAS CENTRAL HEATING, AIR CONDITIONING

**Leasehold: approx 57 years remaining**  
**Ground Rent: £100 per annum**  
**Service Charge: c.£8,000 per annum (tbc)**

**Guide Price: £2,150,000 Subject to Contract**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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a) They have no authority to make or give any representations or warranties in relation to the property. b) These sales particulars do not constitute an offer or contract. c) Any areas, measurements or distances are approximate. d) The text, photographs and plans are not necessarily comprehensive and are for guidance only. e) It should not be assumed that the property has all necessary planning, building regulations or other consents. f) Kaye & Carey have not tested any services or appliances. g) Prospective purchasers must satisfy themselves by inspection or otherwise to the correctness of the information given.

**Kaye & Carey**

020 7590 0066  
4 Yeoman's Row, Brompton Road, London SW3 2AH  
www.kayeandcarey.co.uk