

Herbert Crescent

KNIGHTSBRIDGE SW1



Kaye & Carey



A beautifully presented third and fourth floor maisonette in a handsome period building situated just off Sloane Street, moments from Harrods.

The flat was recently refurbished to an exceptional standard to include full air conditioning, timber flooring, electric blinds to all rooms including blackout blinds in the bedrooms, an audio-visual system and mood lighting throughout. It has since been meticulously maintained by the current owner.

Herbert Crescent is in the heart of Knightsbridge on The Cadogan Estate close to many Michelin starred restaurants and luxury brand shops which make the area so sought after. In addition, the wonderful open grounds of Hyde Park are close by as are the theatres in the West End.

The communal entrance hall of the building has also been recently refurbished and there is a passenger lift.



Accommodation

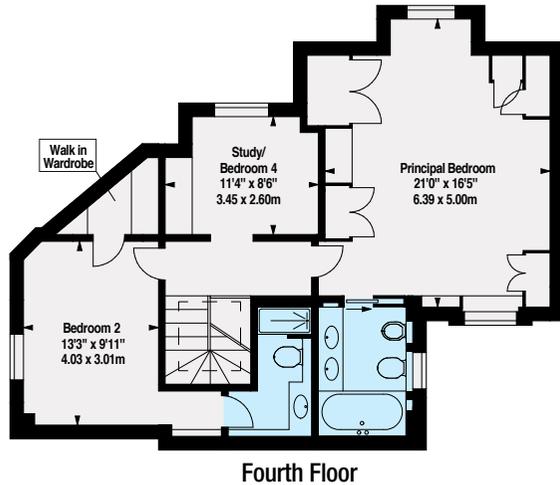
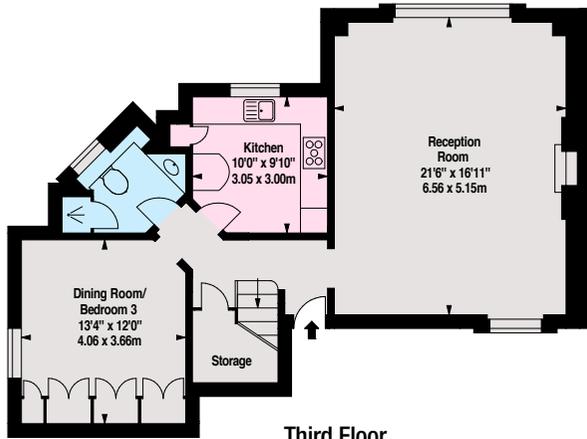
Reception room, Dining room, Kitchen with German-made Hacker cabinets and Miele appliances including: oven, ceramic hob, extractor hood, fridge/freezer, dishwasher and washer/dryer plus a Zip drinking water filtration system allowing hot, cold, boiling and sparkling water, Principal suite of large double bedroom with excellent wardrobes and book-matched marble bathroom incorporating a Jacuzzi bath and steam shower, Guest suite comprising bedroom, marble shower room with steam shower and a walk in wardrobe, Study/bedroom three, Guest cloakroom/shower room

Amenities

Air conditioning, Communal central heating and hot water, Double/triple glazing throughout Door entry system, Live-in caretaker, Passenger lift, Alarm system with electric security shutters to some windows and a security door



Gross Internal Area: 147.02 sq m / 1,581 sq ft



Virtual Tour: http://virtualtours.london/herbet_crescent



Terms

Leasehold: Expiring on 14th June 2133 thus having approx. 111 years remaining

Ground Rent: Nil

Service Charges: Approximately £11,580.00 inclusive of central heating and hot water for the year ending 31st March 2023

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax: Band G- £2,274.12 (2022-23)

Price: £3,985,000, Subject to Contract

Kaye & Carey

020 7590 0066

4 Yeoman's Row, Brompton Road, London SW3 2AH

sales@kayeandcarey.co.uk

www.kayeandcarey.co.uk

Savills Sloane Street

139 Sloane Street

London SW1X 9AY

020 7730 0822

savills.co.uk

savills

Kaye & Carey, their clients and any joint agents give notice that: 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.