

# Lennox Gardens, Knightsbridge

LONDON, SW1X 0DG

Kaye & Carey



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A particularly light and charming second floor flat of approx. 1,046 sq ft / 97 sq m in a period corner house, with a lift, conveniently located a short walk from Harrods and Sloane Square.



Offered in excellent decorative order, the flat has two good double bedrooms with ample wardrobes, a very smart en-suite bathroom and a separate shower. The reception room has French windows onto a small balcony and we understand the flat also has use of the communal gardens.

The kitchen has been fitted with integrated AEG appliances, there are panelled doors with glass/brushed chrome fittings throughout and careful attention has been paid to the lighting with energy saving LED's and lamp circuits on dimmer switches. EPC Rating C.

### **Accommodation**

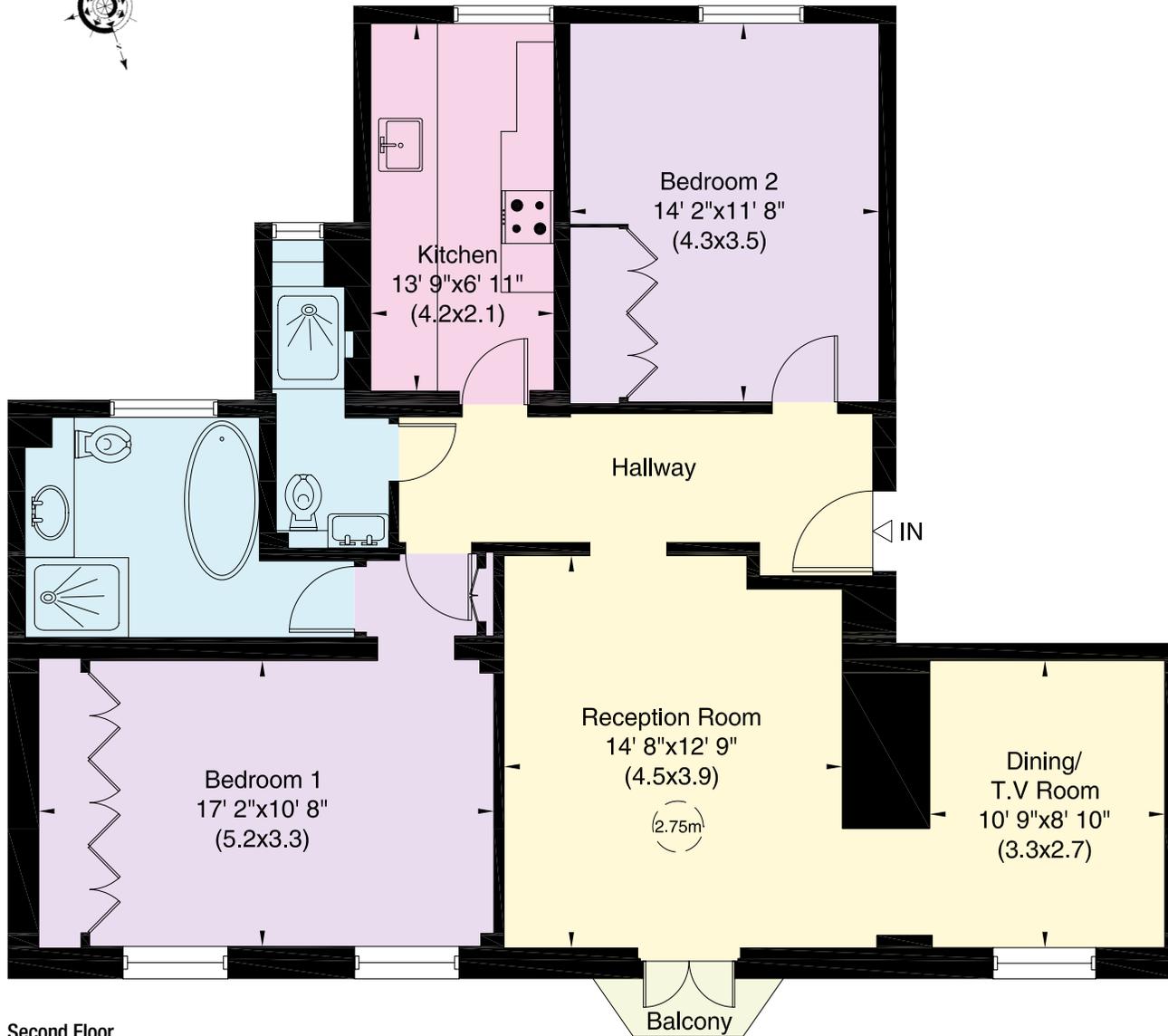
Two Bedrooms, En-Suite Bathroom, Shower Room, Reception Room, Sitting/Dining Room, Kitchen (with Breakfast Bar), Entrance Hall

### **Amenities**

Small Balcony, Use of Communal Gardens, Video Entryphone, Independent Gas Central Heating with Megafluo, Lift



Gross Internal Area: 97 sq m / 1,046 sq ft



Second Floor



### Terms

**Leasehold:** Expiring on 18th September 2105, thus approx. 86 years unexpired

**Ground Rent:** Peppercorn

**Service Charges:** Currently £6,085.20, representing 13.56% of total outgoings

**Guide Price:** £2,295,000

# Kaye & Carey

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