

Jefferson House

11 BASIL STREET, SW3 1AX

Kaye & Carey

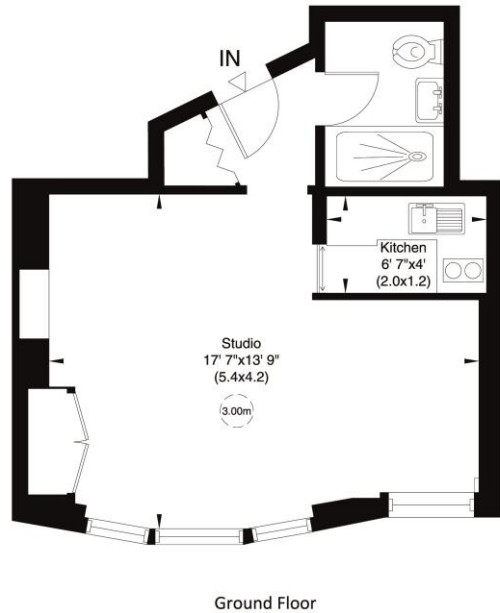


9 Jefferson House, Basil Street, SW3

Gross internal area (approx.)

28 Sq m (301 Sq ft)

For identification only, Not to Scale



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).



A delightful, well presented raised ground floor studio apartment, with a well defined bed area, in a portered mansion block off Sloane Street.

All the amenities of Knightsbridge are moments away including Harrods, Harvey Nicholls and the internationally known boutiques and restaurants the area is famous for.

Approx. 28 sq.m. (301 sq ft).

LARGE STUDIO ROOM WITH DEFINED BED AREA, SEPARATE KITCHEN, SHOWER ROOM.

AIR CONDITIONING, PORTER, 122 YEAR LEASE

Lease: Expiring in 2142, 122 years remaining

Service Charge: Currently £2,688 per annum plus a reserve Fund payment of £609 per annum

Guide Price: £625,000 Subject to Contract



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Kaye & Carey

020 7590 0066

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

www.kayeandcarey.co.uk