

SOUTHWELL HOUSE | EGERTON GARDENS | SW3



Flat K, Southwell House,

34-36 Egerton Gardens, London, SW3

Located on one of Knightsbridge's leading addresses, this first and second floor conversion flat in this former Queen Anne style Victorian terraced house occupies a stunning position with a pleasant aspect from the front façade over the street.

Entered via a smart communal entrance, the property is very well presented and features access to a beautiful communal garden square and a large ornamental balcony. The reception room features ceiling heights typical for the first floor and an open plan modern kitchen and two double bedrooms.

ASKING PRICE: £950,000 Subject to Contract

TENURE: Leasehold; 173 years (expiring 28th March 2192)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band E

SERVICE CHARGE: Approximately £3,286 per annum

GROUND RENT: Peppercorn






LOCATION:

Egerton Gardens is moments from the amenities and facilities of Brompton Cross and is within easy walking distance of the world famous shopping of Harrods and Sloane Street.

Reception room | Open plan kitchen | Two double bedrooms | Bathroom | Balcony | Communal gardens (Annual subscription To be confirmed) | Lift | RBKC parking permit

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

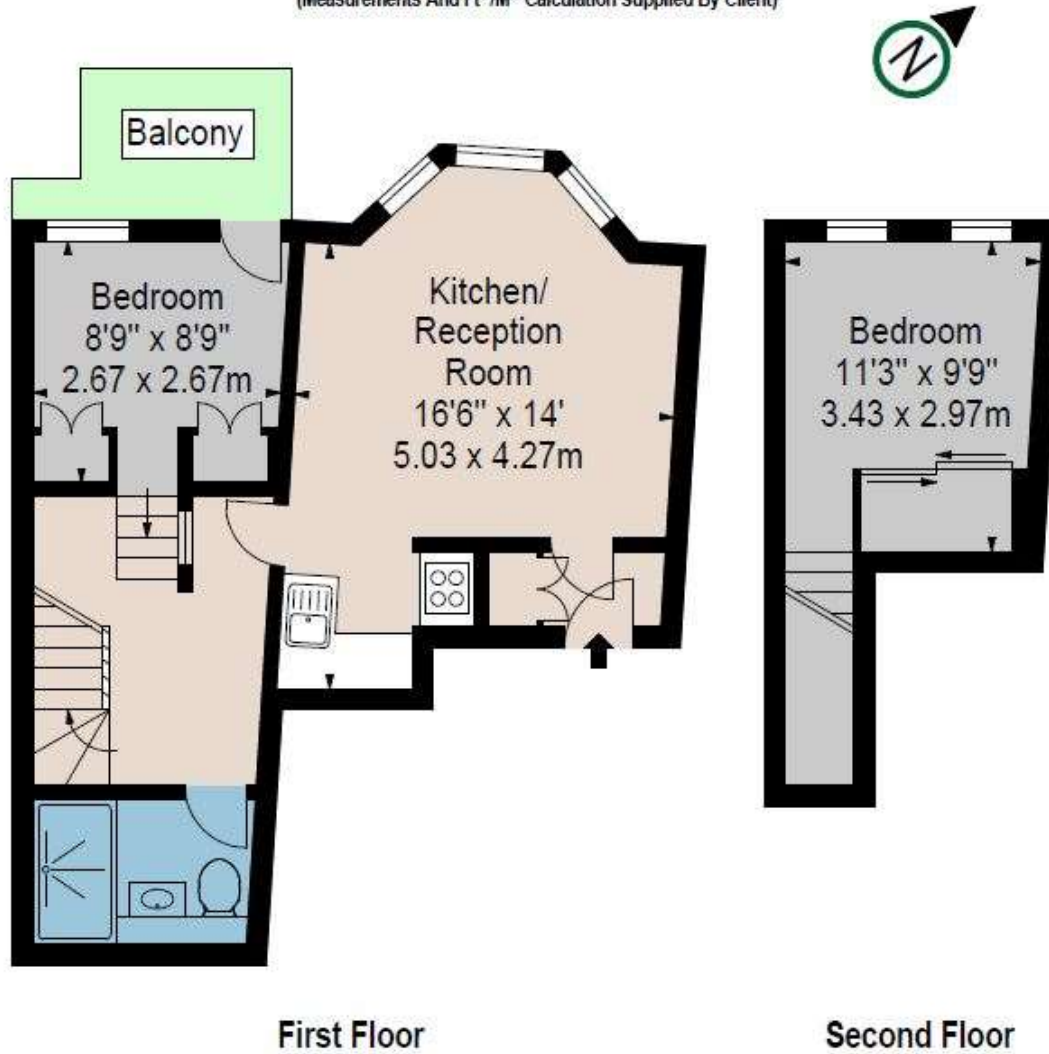
EGERTON GARDENS, SW3

Approx. Gross Internal Area *
551 Ft² - 51.19 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice
(Measurements And Ft²/M² Calculation Supplied By Client)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate



First Floor

Second Floor



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