



**RUSSELL  
SIMPSON**

Beautiful flat with a balcony close to  
South Kensington station

EGERTON GARDENS  
KNIGHTSBRIDGE SW3

Egerton Gardens

£1,695,000

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>767 <small>SQ FT</small></div>	<div>OUTDOOR</div> <div>50 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>E</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>971 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£5,246 <small>P/Y</small></div>

# The Property

One-bedroom flat with graceful interiors and access to a communal garden.



img 1

Views Into Reception

img 2

Reception Room

## Reception Space

Entering the flat on the first floor, the front hall leads into a large reception room. This is an impressive space, with high ceilings and tall windows forming a bay. In addition, decorative mouldings and a carved fireplace add to the sense of grandeur.

The room communicates with a dining room, which opens onto the galley kitchen. In addition, two pairs of French doors lead out onto the balcony.



## Bedroom Space

On the other side of the flat is a generous bedroom with another bay window and views towards the London oratory. This room is decorated with tasteful wallpaper and curtains, while a next-door bathroom completes the property.





## Outdoor Spaces

The flat includes a long balcony looking out over the communal garden. Surrounded on all sides by mansion blocks, it is a quiet and secluded space. In addition, residents have the right to access the communal gardens.



## The Neighbourhood

Egerton Gardens is lined with beautiful red brick Victorian houses, many of them built by Alexander Thorn in 1886. The street is exceptionally well-positioned, with South Kensington underground station a short walk away. In addition, the restaurants and shops of Knightsbridge are close, while Hyde Park and Kensington Gardens are likewise nearby.

## Egerton Gardens, SW3

**Approximate area**  
71.3 sq m / 767 sq ft

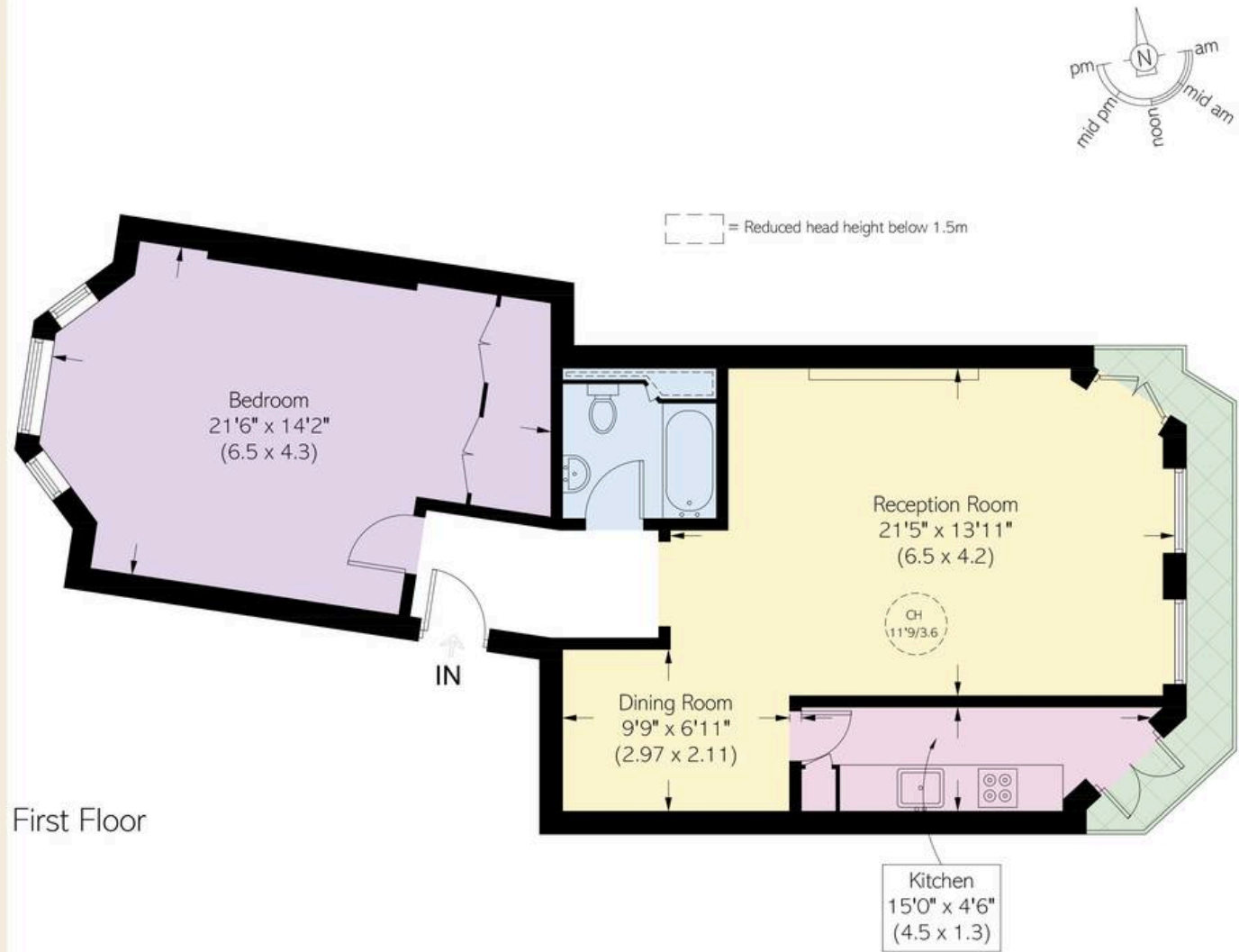
**Including limited use area**  
(0.5 sq m / 5 sq ft)

**Approximate external area**  
4.7 sq m / 50 sq ft

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This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.

First Floor



**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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