



RUSSELL SIMPSON

Beautiful flat with a balcony close to
South Kensington station

EGERTON GARDENS
KNIGHTSBRIDGE SW3

Egerton Gardens

£1,695,000

| | | | |
|-----------------------------|---------------------------|---------------------|------------------------------|
| BEDROOMS 1 | INTERNAL 767 SQ FT | OUTDOOR 50 SQ FT | COUNCIL RBKC |
| BATHROOMS 1 | 71 SQM | EPC E | COUNCIL TAX G |
| TENURE Share of freehold | LEASE LENGTH 970 YEARS | GROUND RENT — | SERVICE CHARGE £5,246 P/Y |

The Property

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



img 1

Views Into Reception

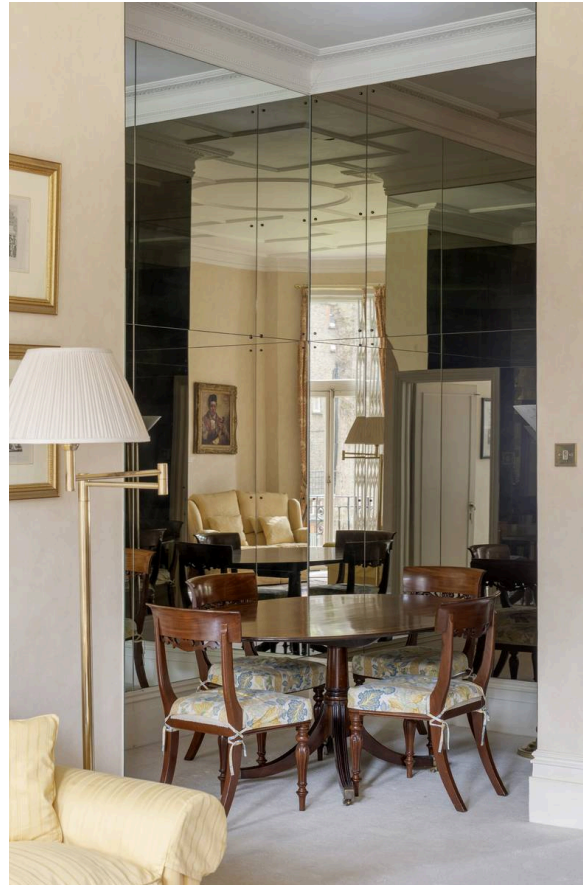
img 2

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.

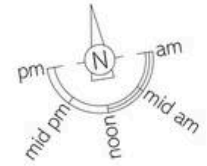
Egerton Gardens, SW3


Approximate area
71.3 sq m / 767 sq ft

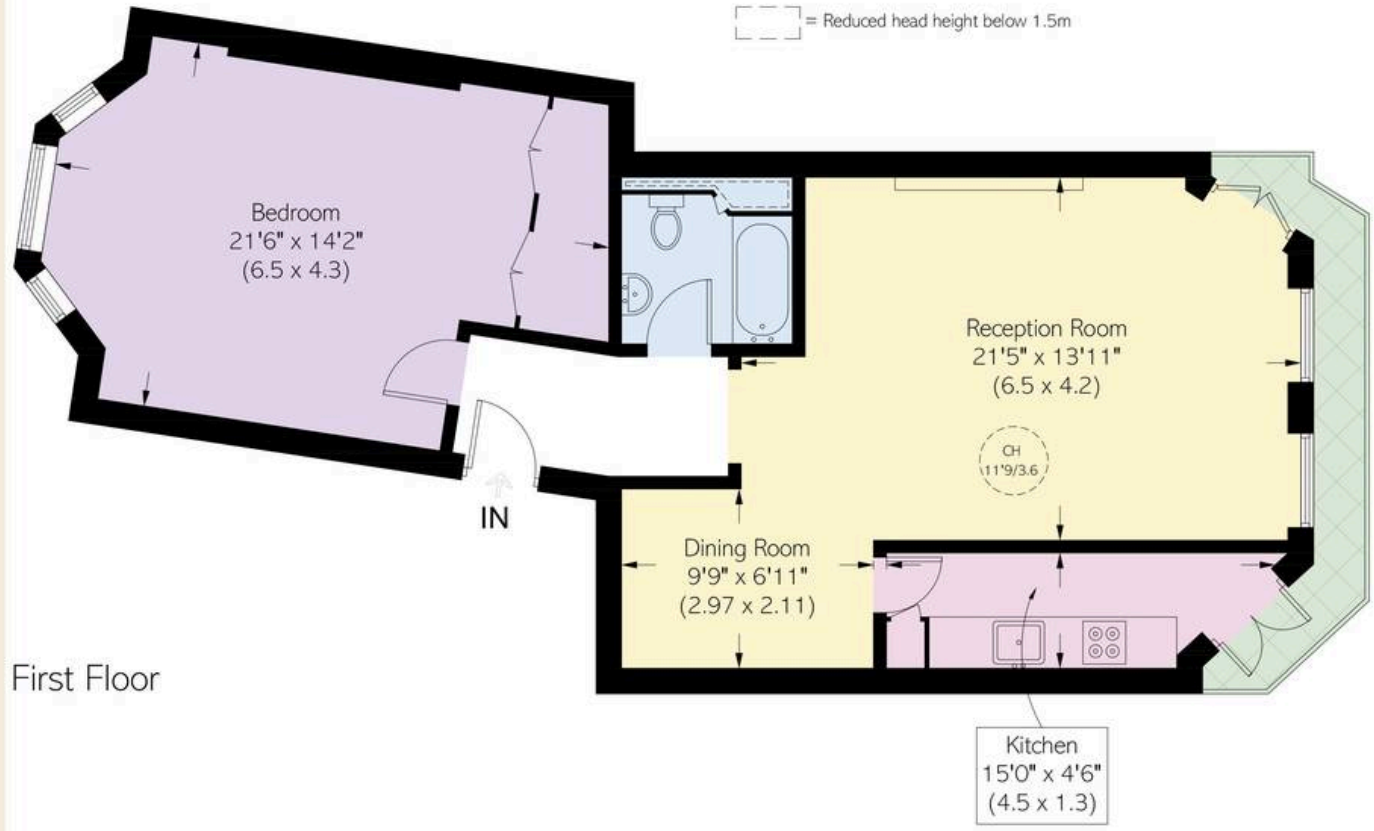
Including limited use area
(0.5 sq m / 5 sq ft)

Approximate external area
4.7 sq m / 50 sq ft

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 = Reduced head height below 1.5m



First Floor

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.

**RUSSELL
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