

EGERTON GARDENS SW3



A gorgeous first floor apartment with lift, share of freehold, terrace, balcony and garden views to the front and rear of this handsome redbrick building



This is a rare gem on the first floor (with lift) of a grand, redbrick building overlooking Egerton Crescent and with communal garden views behind.

The entrance hall is well-proportioned with storage and leads to the elegant reception room with 3.6m ceiling height and a bay window, surrounded by a full width balcony which has glorious views across the Crescent. The kitchen is immaculate and shares these wonderful views.

An inner hall from the reception room passes the en-suite bathroom to the principal bedroom, with double doors that lead onto the roof terrace which is approximately 140 sq ft and a wonderful outdoor space to enjoy the summer evenings. The terrace is also accessible from a pair of large French doors from bedroom two/study, making it ideal for formal entertaining.

The second (single) bedroom/study has excellent fitted cupboards and storage and benefits from its own shower room off the entrance hall.

Location

Egerton Gardens is a prime address situated in this pretty pocket of Knightsbridge, ideally located to a wide choice of amenities in Chelsea, South Kensington and Knightsbridge.

Walton Street is close by, only a short distance via Yeoman's Row. Harrods, Sloane Street and the Brompton Road are also on the 'door-step', whilst the Fulham Road and South Kensington are also within easy reach.



Accommodation

- Reception room with bay window
- Full width balcony
- Kitchen
- Principal bedroom with en-suite bathroom
- Second bedroom/study
- Shower room
- Roof terrace
- Communal gardens
- Residents parking
- Lift

Terms

Tenure: Share of freehold 991 years

Ground Rent: Peppercorn

Service Charge: £4,505 per annum
(£1,126.25 per quarter in 2023)

Guide Price: £1,950,000

Local Authority: The Royal Borough
of Kensington & Chelsea

Council Tax: Band G

EPC: Rating D

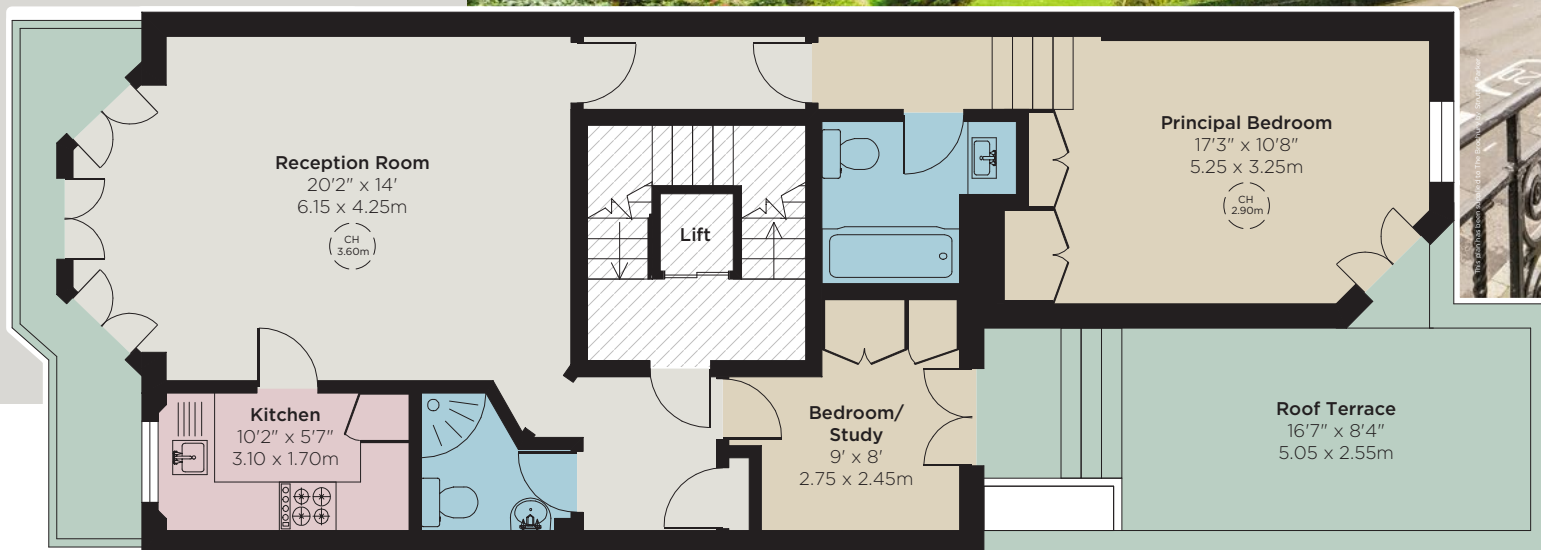
Approximate Internal
Floor Area

765 sq ft

81.3 sq m



First Floor



Sloane Street

66 Sloane Street, London SW1X 9SH

+44 (0)20 7235 9959

knightsbridge@struttandparker.com
struttandparker.com

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