



# LOWNDES COURT

LOWNDES SQUARE SW1

ONE OF THE FINEST PERIOD LATERAL  
APARTMENTS IN KNIGHTSBRIDGE SPANNING  
32 METRES OF THE FIRST FLOOR OF THIS CLASSIC  
BUILDING, WITH LEAFY VIEWS OVER LOWNDES  
SQUARE TO THE FRONT AND UNDERGROUND  
PARKING FOR TWO CARS



THIS SENSATIONAL APARTMENT, ONCE TWO FLATS, SPANS 368 SQ M OF THE FIRST FLOOR WITH 3.3M CEILING HEIGHTS AND WRAP-AROUND BALCONIES, OR TERRACES, FROM THE MAJORITY OF ROOMS AND AN EXCEPTIONAL PRINCIPAL SUITE OF 10.5 X 5.6M, WITH AN EN SUITE AND DRESSING ROOM.

IN ADDITION THE FLAT BENEFITS FROM A SEPARATE STAFF FLAT, BY SEPARATE NEGOTIATION, SITUATED ON THE LOWER GROUND FLOOR OF THE BUILDING ALLOWING AN INCOMING PURCHASER TO HAVE A GREATER DEGREE OF PRIVACY, WHILE STILL HAVING A HOUSEKEEPER IN THE SAME BUILDING.



















LOWNDES COURT IS AN ATTRACTIVE 24 HOUR PORTERED BUILDING, WHICH WAS REBUILT BEHIND A PERIOD FAÇADE. IT OCCUPIES MUCH OF THE SOUTH TERRACE OF LOWNDES SQUARE AND AROUND TO HARRIET WALK. IT IS IDEALLY LOCATED PARALLEL TO SLOANE STREET WITH ITS HUGE ARRAY OF WORLD FAMOUS FASHION BRANDS AND CLOSE TO MOTCOMB STREET, WITH ITS BOUTIQUES, RESTAURANTS AND CONVENIENCES JUST ACROSS THE ROAD. HYDE PARK IS 0.5KM TO THE NORTH, THIS MAKES FOR A PARTICULARLY CONVENIENT LONDON HOME.







## ACCOMMODATION & AMENITIES

Entrance hall • Double reception room • Sitting room • Principal bedroom suite with en suite bathroom and dressing room • Guest bedroom with dressing room and en suite shower room  
Office • Staff kitchen • Guest cloakroom • Wrap around balcony and five terraces  
Underground parking for two cars (spaces 25 & 26) • 24 hr portage  
Access to communal gardens (by separate negotiation)





COMBINED TOTAL OF  
12-14 & 8 LOWNDES COURT  
428.6 sq m / 4,613 sq ft

## 12-14 LOWNDES COURT SW1

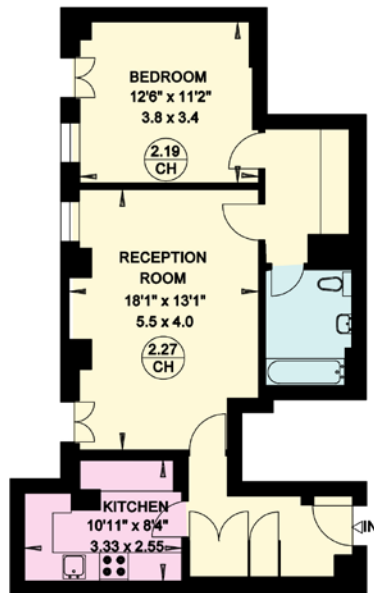
Gross Internal Area =  
368.4 sq m / 3,965 sq ft



FIRST FLOOR

## 8 LOWNDES COURT SW1

Gross Internal Area =  
60.2 sq m / 648 sq ft



LOWER GROUND FLOOR

### TENURE

Flat 12-14 & Flat 8 Lowndes Court – Share of Freehold. 999 years from 19 July 2007, therefore having approximately 983 years remaining.

### EPC RATING

Flat 12-14 Lowndes Court – Rating D.  
Flat 8 Lowndes Court – Rating C.

### COUNCIL TAX

City of Westminster. Flats 12-14 – Band H.  
Flat 8 – Band G.

### SERVICE CHARGE

Flat 12-14 – Quarterly service charge of £10,942.69 for the period 29/9/22 - 24/12/22.

Parking spaces 25 & 26 – Quarterly service charge of £698.75 for the period 29/9/22 - 24/12/22.

Flat 8 – Quarterly service charge of £1,781.40 for the period 29/9/22 - 24/12/22.

### GROUND RENT

Flats 12-14 – Peppercorn

Flat 8 – Peppercorn

### ASKING PRICE

Flat 12-14 – £12,000,000

Flat 8 – £975,000



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