



SUSAN METCALFE
RESIDENTIAL



Egerton Gardens, Knightsbridge, SW3

£1,695,000

Bedrooms	1
Bathrooms	1
Surface	807 sqft
Tenure	Share of Freehold
Service Charge	£5,246
Outdoor Space	Balcony
Parking	Residents Permit
Council Tax	Council Tax Band: G (RBKC)

ELEGANT ONE BEDROOM APARTMENT WITH HIGH CEILINGS

Situated on the first floor of this much sought-after garden square, this bright and elegant one bedroom apartment benefits from spacious living accommodation with views over the gardens (access by separate arrangement). The apartment is presented in excellent condition with high specification and high ceilings. The reception room leads to a generous balcony directly overlooking the beautifully maintained private gardens. The apartment is located minutes away from all the excellent amenities, shops and restaurants of Knightsbridge and South Kensington.

Council Tax Band: G (RBKC)

Features

entrance hall, reception room, dining room, separate fully fitted kitchen, double bedroom, bathroom, balcony, access to communal gardens

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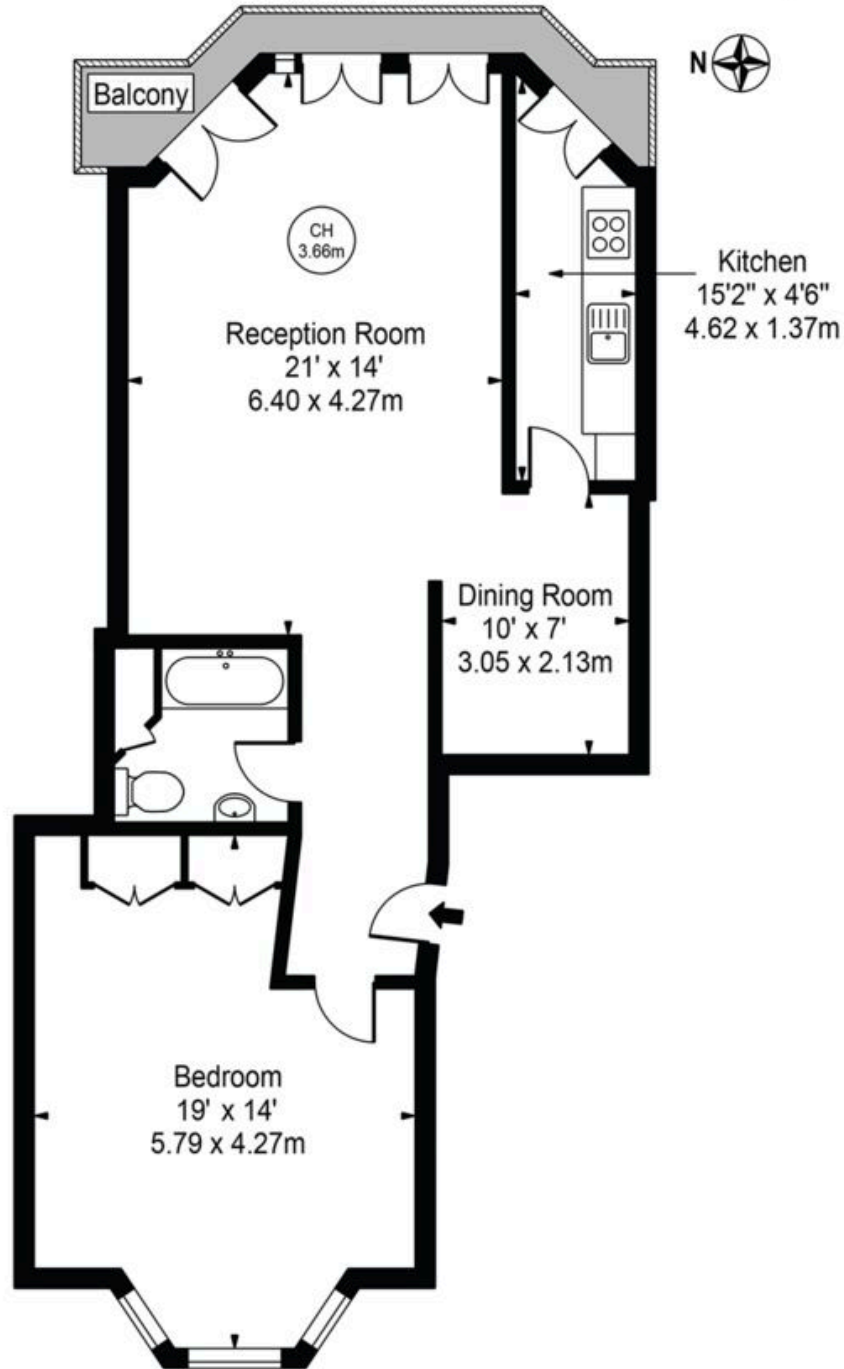




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Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

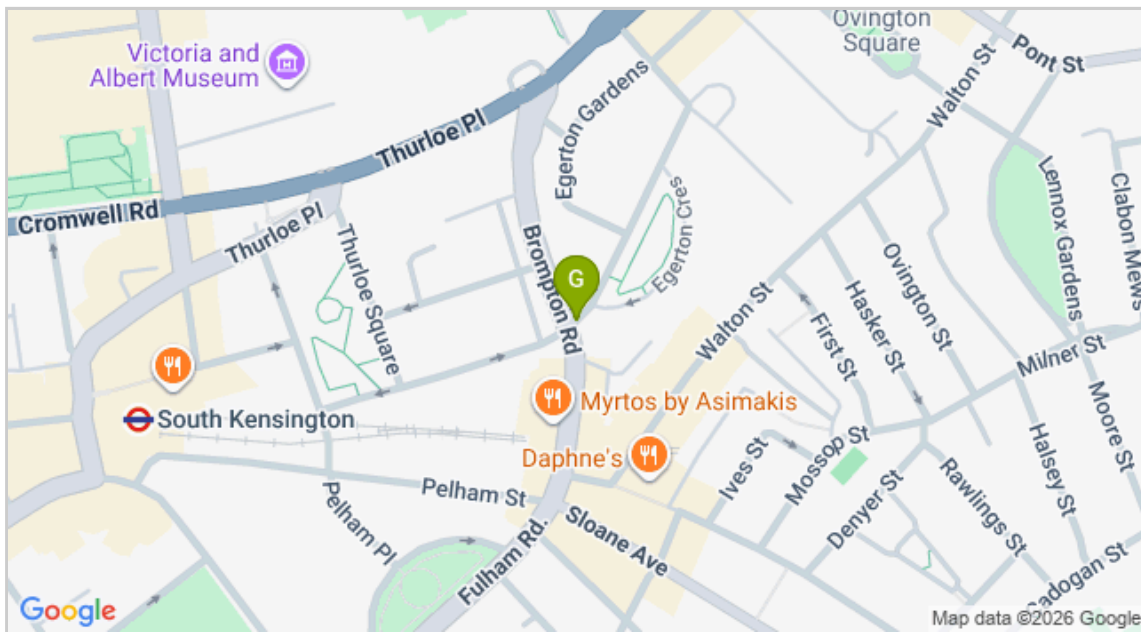


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		81	
	46		
			0
			0
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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