



EGERTON GARDENS

KNIGHTSBRIDGE SW3

A MAGNIFICENTLY REFURBISHED TRIPLE ASPECT APARTMENT, WITH COMMUNAL GARDEN ACCESS, SITUATED IN ONE OF KNIGHTSBRIDGE'S MOST PEACEFUL GARDEN SQUARES.



This second floor flat benefits from direct lift access which opens out into an internal hallway. Towards the front is a beautifully designed drawing room and dining room with wonderful proportions and excellent natural light. Overlooking the very well-maintained Egerton Gardens, this room benefits from two sets of French doors which pull natural light most pleasingly into the reception space, meaning that the drawing room is bathed in natural light. The floor to ceiling windows accentuate the ceiling height, which is in excess of 3.15m. The current owner has incorporated wonderful design features such as immaculate parquet flooring throughout, bespoke panelling by Martin Oakley and a bar has also been created, perfect for entertaining. Accessed via the French doors is a charming terrace which allows for al-fresco dining, and offers south easterly views over Egerton Gardens and also through to Egerton Crescent. This room also benefits from a drop-down projector screen and a working fireplace which provides a focal point for the room. This is the ideal room in which to relax or entertain.



Adjacent to the reception room is a perfectly formed and functionally designed Poggenpohl kitchen, made of white glass with Miele appliances. The space has been used most intelligently and pocket doors allow for the kitchen to be separated from the reception space if required. Quietly positioned towards the rear of the apartment is a luxurious double bedroom which is bathed in light by the afternoon sun and offers a most spacious sleeping area. This room has fantastic storage, in the form of a Poliform walk-in wardrobe with bespoke joinery offering ample shoe and hanging space, as well as Poliform wardrobes finished in glossy white glass. The internal accommodation is completed by an exquisite marble shower room that services the bedroom and doubles up as an immaculate guest loo. The beautiful mirrored ceiling gives the feel of space and light.

The apartment is situated on the second floor of a most handsome period building, situated on the corner of the terrace, built in around 1880.



Egerton Gardens is a highly desirable yet peaceful enclave, perfectly located for and within easy reach of all that London has to offer. Close by is Harrods as well as the world class shops, bars, restaurants, schools, and many other amenities that Knightsbridge, Chelsea, South Kensington has to offer. South Kensington station (District, Circle and Piccadilly Lines) is 0.4 miles away, Knightsbridge Station (Piccadilly Line) is 0.7 miles away and Sloane Square (District and Circle Lines) is 0.8 miles away.

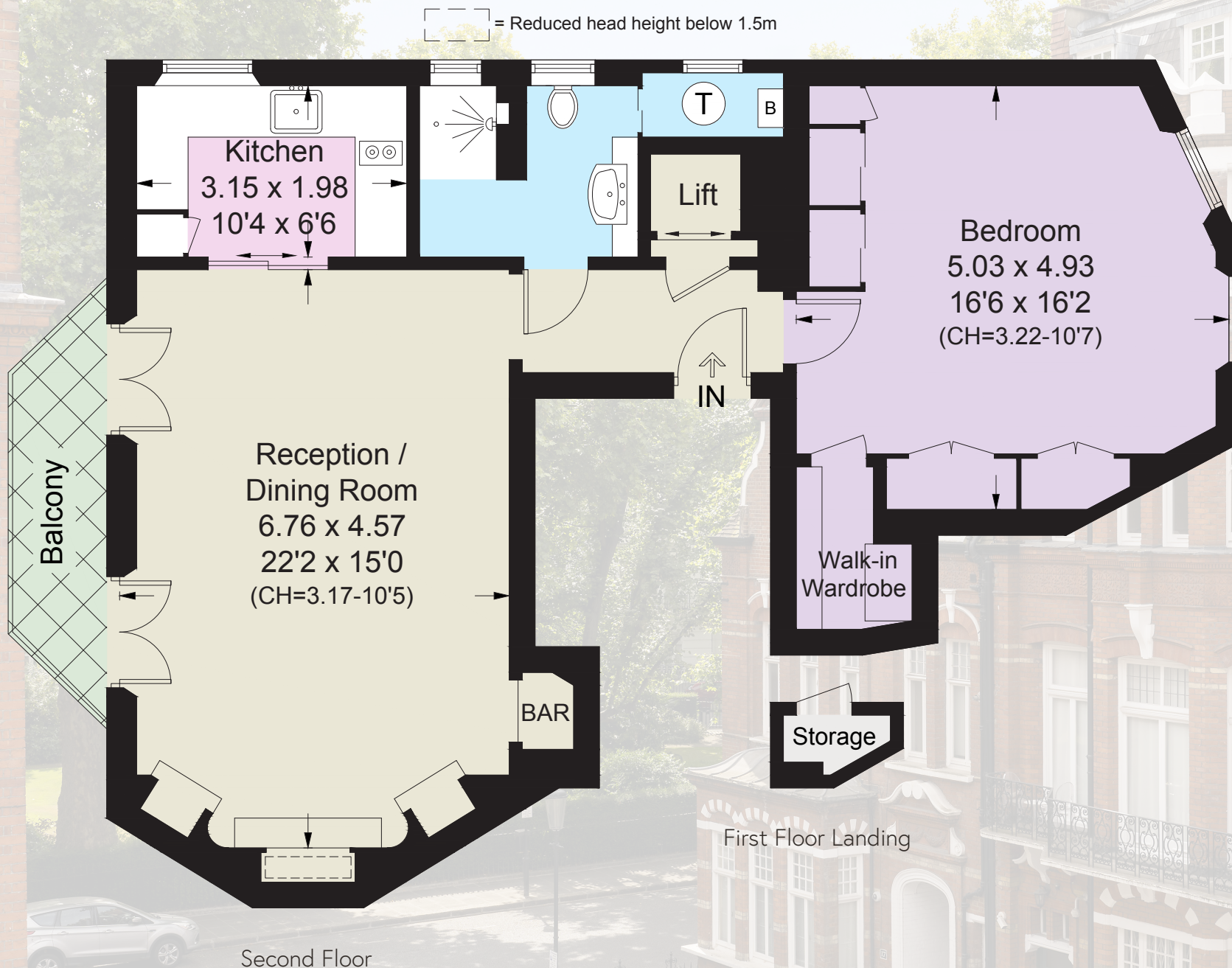
Tenure: Share of Freehold: Remaining lease of 989 Years

Price: £2,195,000 STC

Service Charge: £3,400pa

Local Authority: The Royal Borough of Kensington & Chelsea





APPROXIMATE AREA

793 sq ft / 73.7 sq m

Storage = 7 sq ft / 0.7 sq m

Total = 800 sq ft / 74.4 sq m

(Excluding Lift)

Including Limited Use Area

(10 sq ft / 0.9 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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