



MILTON
STONE

Egerton Gardens, London, SW3

£1,250,000 Share of Freehold

1 bedroom flat for sale

Description

Accessed via a lift this fourth floor one bedroom flat is set within a period Victorian building with direct views over communal gardens to the rear, and Egerton Crescent to the front.

This apartment is presented in good condition and has the benefit of sole and exclusive use of a large landscaped roof terrace with panoramic views. Egerton Gardens is well renowned as one of the finest garden squares in Knightsbridge and within walking distance of Harrods department store.

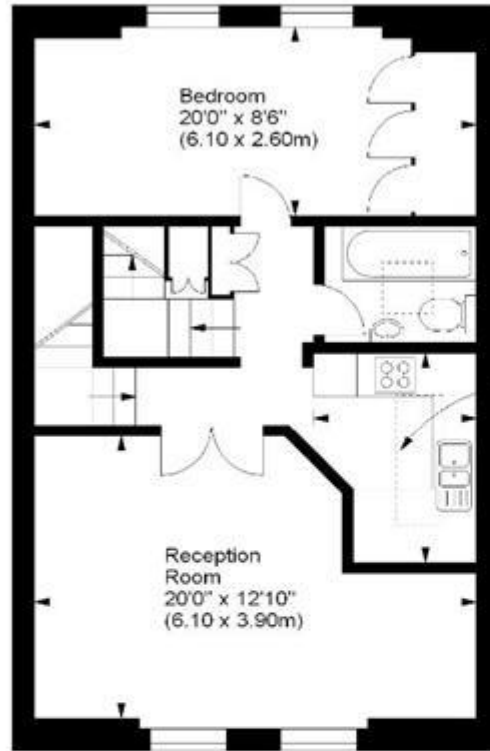
Double bedroom : bathroom : Reception Room : Kitchen : Roof Terrace : Lift : Sole Selling Agent

Leasehold 997 Years Remaining plus share of Freehold

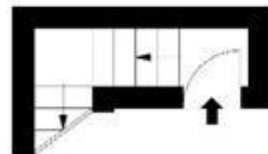
Tenure

Share of Freehold (998 years)





Fourth Floor



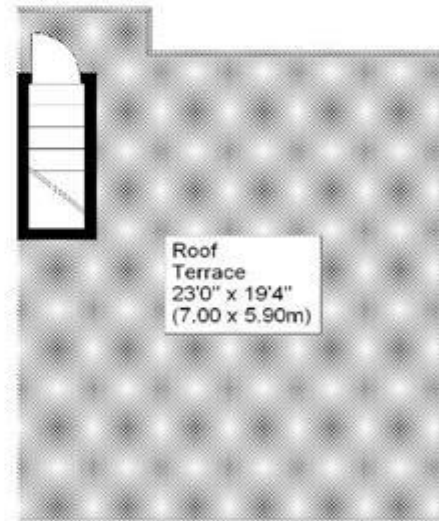
Third Floor



Egerton Gardens, SW3

Approx. Gross Internal Area
694 Sq Ft - 65.00 Sq M

Kitchen
9'6" x 7'3"
(2.90 x 2.20m)



Fifth Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	62	64	(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
<small>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.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)</small>	

Viewing by appointment only
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