

35 EGERTON GARDENS LONDON SW3



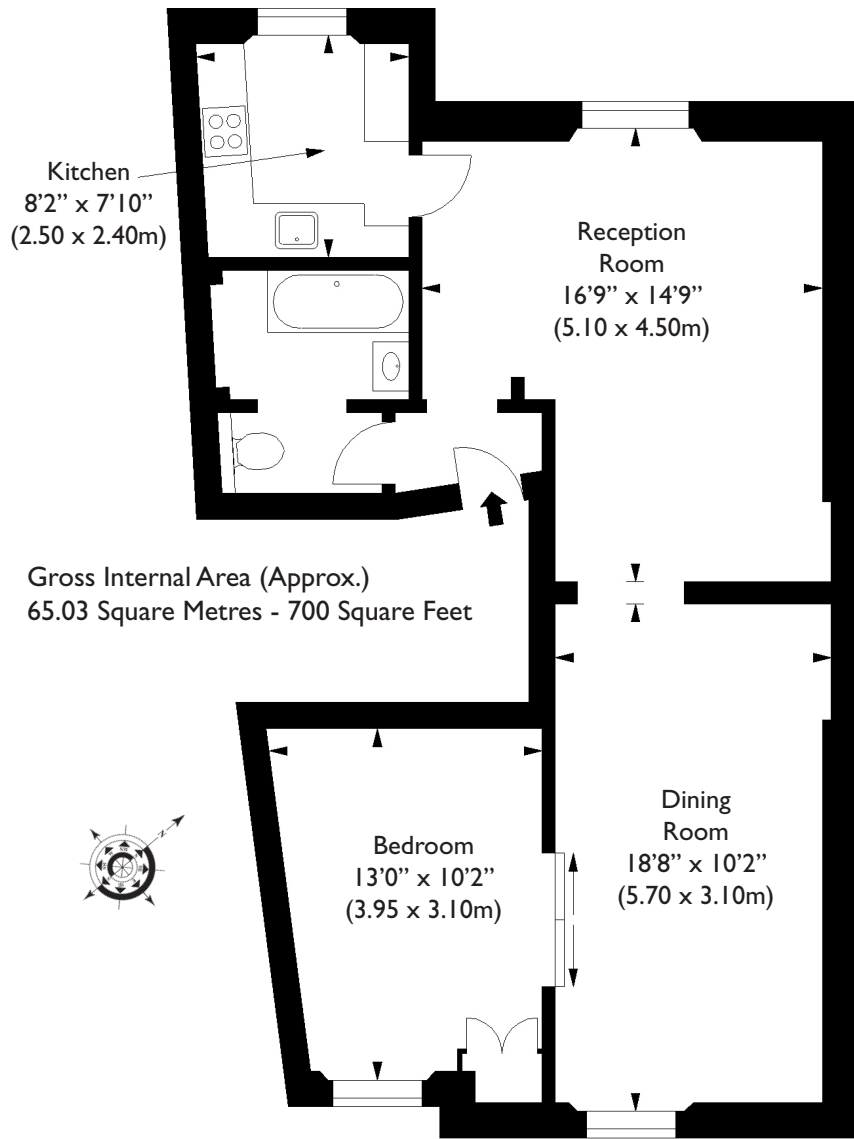
A spacious and light third floor apartment in an enviably positioned period house.

Enjoying southerly open views towards Egerton Crescent and to the north an equally attractive aspect over gardens of Alexander Terrace. Egerton Gardens is in the heart of Knightsbridge, close to the facilities of the Brompton Road.

Bedroom : Bathroom : Reception Room : Dining Room : Kitchen

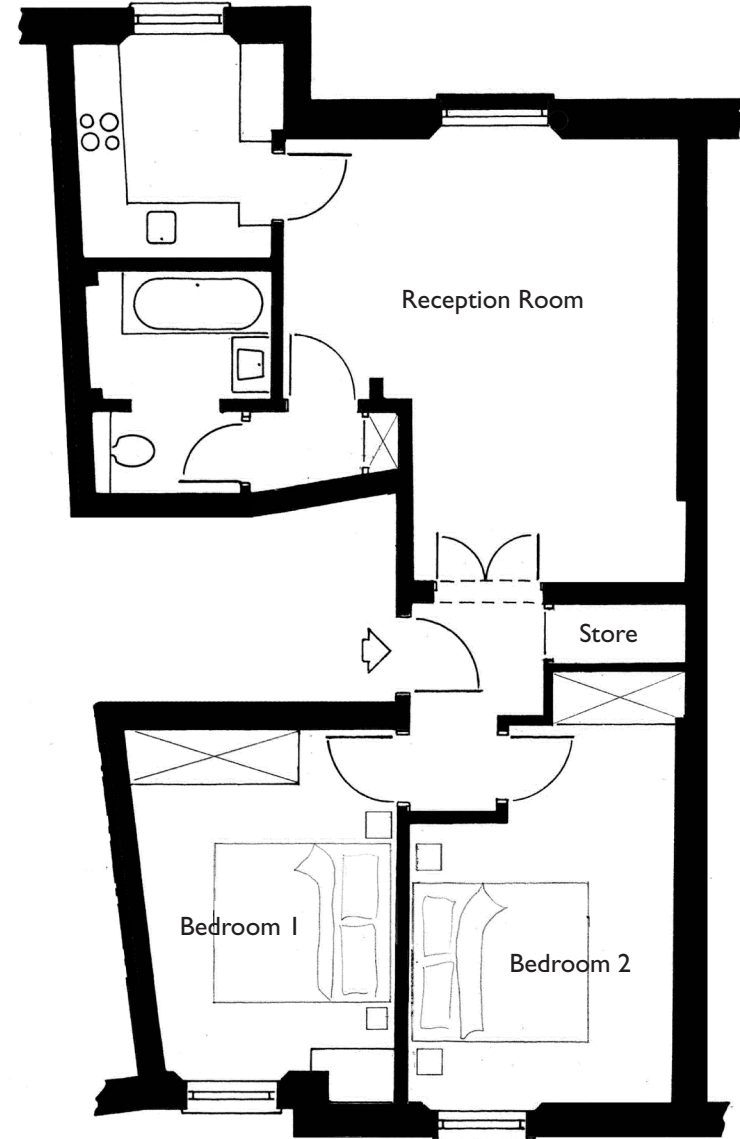


EXISTING LAYOUT



THIRD FLOOR

PROPOSED LAYOUT





TERMS

Lease: 999 Years plus Share of Freehold

Ground Rent: Peppercorn

Service Charge: £3,000 pa

Price on application

JOHN D WOOD & CO

020 7352 1484

9 Cale Street · London · SW3 3QS
 chelsea@johndwood.co.uk
 www.johndwood.co.uk

MILTON STONE

18 Astwood Mews, London SW7 4DE
0207 835 2888
 Email: info@miltonstone.com
 www.miltonstone.com

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		75
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC