



Egerton Crescent, SW3

£3,495,000 Leasehold

3 bedroom flat for sale

Description

WITH PLANNING PERMISSION TO EXTEND

A stunning and beautifully designed three / four bedroom raised ground floor maisonette situated in this double fronted white stucco period conversion in the heart of Knightsbridge. The flat offers a good balance of entertaining and bedroom accommodation including a south-facing patio garden. 26 - 27 Egerton Crescent is the only converted building in this famous address, conveniently located close to all the amenities of South Kensington and Knightsbridge.

NB: New Planning permission has just been granted PP/22/05275 for a side extension to the raised ground and garden level.

DETAILED PLANS AVAILABLE UPON REQUEST

Lease expires on 12th October 2147

Council Tax Band: G (The Royal Borough of Kensington and Chelsea)

Tenure: Leasehold (125 years)

Service Charge: £8,000 per year

Tenure

Leasehold (125 years)

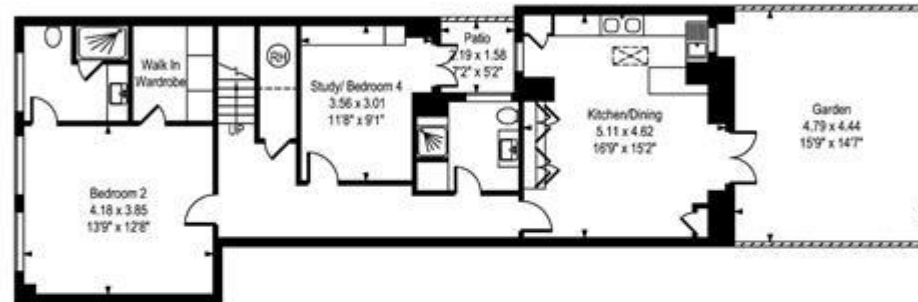


MILTON
STONE

Egerton Crescent, SW3



----- Reduced Headroom



Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area 1702 Sq Ft - 158.12 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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			(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
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 (CO ₂)	

Viewing by appointment only
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