



## **RUSSELL SIMPSON**

Beautiful flat with a balcony close to  
South Kensington station

EGERTON GARDENS  
KNIGHTSBRIDGE SW3

# Egerton Gardens

£1,695,000

BEDROOMS 1	INTERNAL 767 SQ FT	OUTDOOR 50 SQ FT	COUNCIL RBKC
BATHROOMS 1	71 SQM	EPC E	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 972 YEARS	GROUND RENT —	SERVICE CHARGE £5,246 P/Y

# The Property

One-bedroom flat with graceful interiors and access to a communal garden.



img 1

Views Into Reception

img 2

Reception Room

## Reception Space

Entering the flat on the first floor, the front hall leads into a large reception room. This is an impressive space, with high ceilings and tall windows forming a bay. In addition, decorative mouldings and a carved fireplace add to the sense of grandeur.

The room communicates with a dining room, which opens onto the galley kitchen. In addition, two pairs of French doors lead out onto the balcony.



## Bedroom Space

On the other side of the flat is a generous bedroom with another bay window and views towards the London oratory. This room is decorated with tasteful wallpaper and curtains, while a next-door bathroom completes the property.





## Outdoor Spaces

The flat includes a long balcony looking out over the communal garden. Surrounded on all sides by mansion blocks, it is a quiet and secluded space. In addition, residents have the right to access the communal gardens.



## The Neighbourhood

Egerton Gardens is lined with beautiful red brick Victorian houses, many of them built by Alexander Thorn in 1886. The street is exceptionally well-positioned, with South Kensington underground station a short walk away. In addition, the restaurants and shops of Knightsbridge are close, while Hyde Park and Kensington Gardens are likewise nearby.

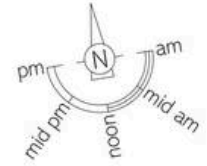
# Egerton Gardens, SW3

**Approximate area**  
71.3 sq m / 767 sq ft

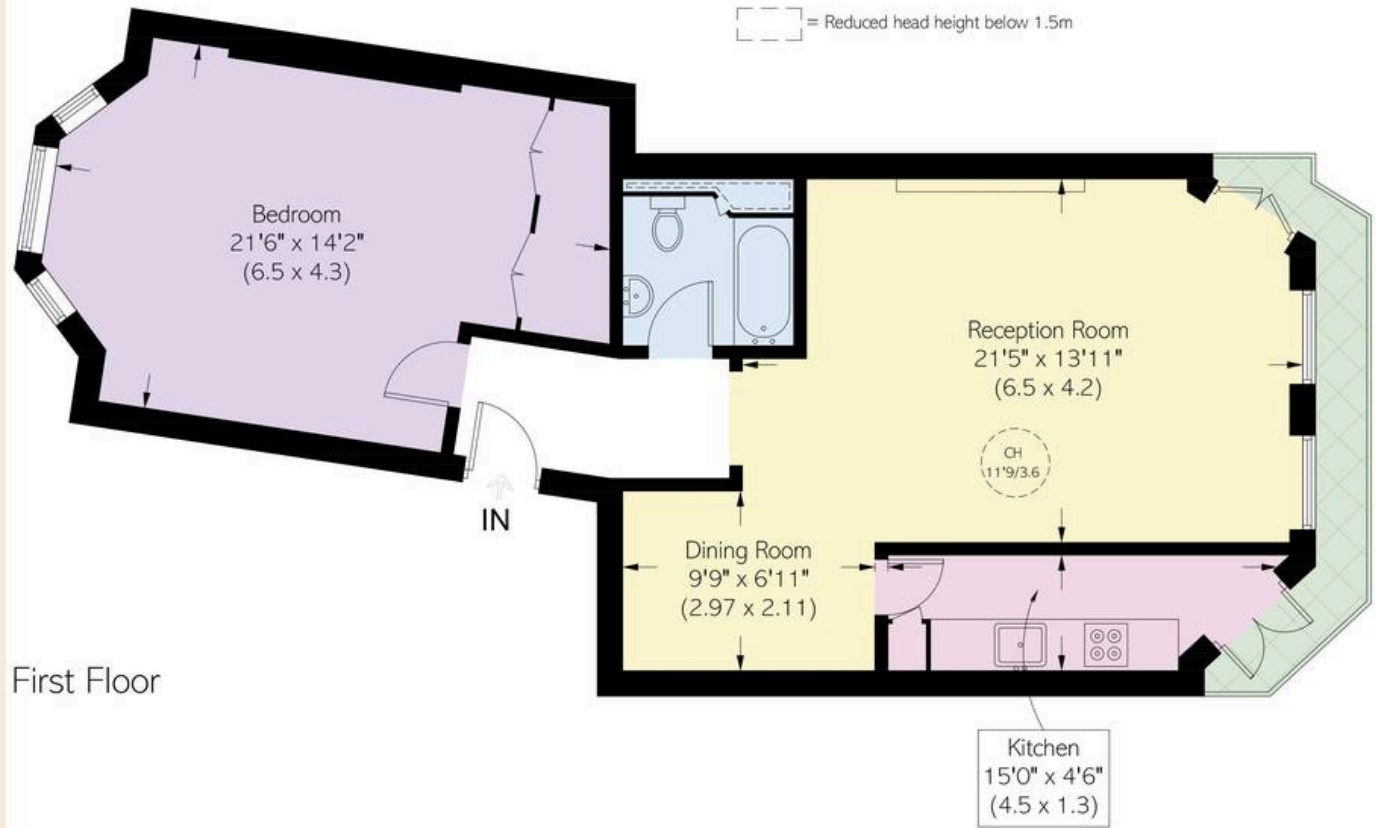
**Including limited use area**  
(0.5 sq m / 5 sq ft)

**Approximate external area**  
4.7 sq m / 50 sq ft

## RUSSELL SIMPSON



= Reduced head height below 1.5m



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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SIMPSON**

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