



## **RUSSELL SIMPSON**

Newly renovated lateral penthouse  
flat with exceptional views and  
communal garden access

EGERTON GARDENS  
KNIGHTSBRIDGE SW3

# Egerton Gardens

£7,750,000

BEDROOMS 3-3	INTERNAL 1,902 SQ FT	OUTDOOR 341 SQ FT	COUNCIL RBKC
BATHROOMS 3	176 SQM	EPC B	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 991 YEARS	GROUND RENT —	SERVICE CHARGE —



## The Property

Spacious three-bedroom lateral duplex apartment with immaculate turnkey interiors in the heart of Knightsbridge.

The fifth floor is entirely occupied by a sublime living area. This includes separate dining and seating spaces, as well as a bespoke open-plan kitchen with Gaggenau appliances and a discreet utility room behind. Double French doors on both sides of the room lead out onto terraces, combining with the overhead skylights and wooden floors to create a bright and graceful room with beautiful views.

# Indoor Spaces

This unusually large lateral flat has been newly renovated by the award-winning Jubilee Partners. It includes air conditioning throughout and a fully integrated smart home system. The property is finished to the highest standard and presented in turnkey condition.



img 1

Entrance Hall



img 2

Kitchen Details



## The Bedrooms

Stepping into the flat on the fourth floor, the door opens onto a generous entrance hall. This floor contains three bedroom suites, including a principal bedroom with ample wardrobes and a well-proportioned ensuite bathroom. The other two bedrooms are also ensuite, with marble bathrooms adding to the sense of elegance. A study, a guest bathroom and further storage space complete this floor.





Russell Simpson



Egerton Gardens

## Outdoor Spaces

Residents also have the right to access the communal gardens. The building has a lift that leads directly to the apartment entrance.

The flat includes a pair of terraces. The larger of the two faces south-east and features a seating area, an outdoor kitchen and spectacular panoramic views over Egerton Crescent and the central London skyline. A second terrace on the other side of the building looks towards Alexander Square and the Baroque splendour of the London Oratory.

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img 2

Terrace



## 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, moments from the restaurants and shops of Knightsbridge and Walton Street. Hyde Park and Kensington Gardens are likewise nearby.

Egerton Gardens,  
SW3

**Approx Gross Internal Area**

1,902.4 sq ft

**Outside Area**

342 sq ft

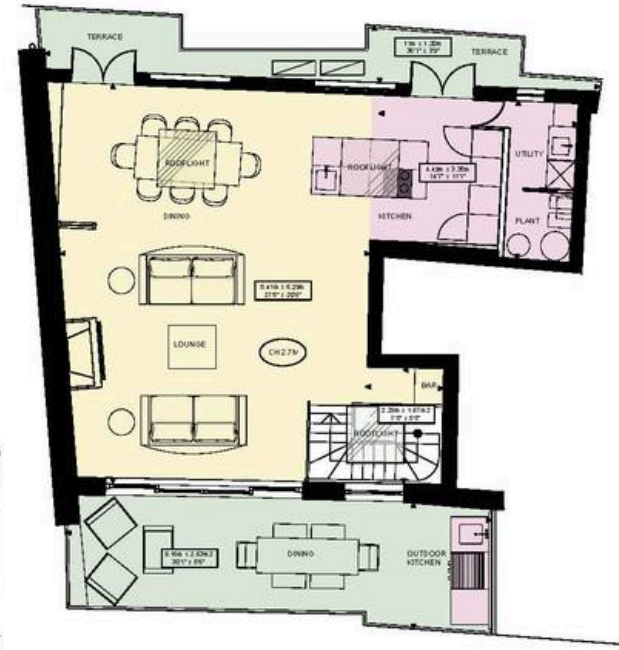
**Total Area**

2,244.4 sq ft

**RUSSELL  
SIMPSON**



ENTRANCE FLOOR



TOP 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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