



RUSSELL SIMPSON

Three bedroom flat with direct
access to private gardens in the
heart of Knightsbridge

EGERTON PLACE
CHELSEA SW3

Egerton Place

£2,500 P/W

BEDROOMS 3	INTERNAL 1,262 <small>SQ FT</small>	OUTDOOR 214 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 2	117 <small>SQM</small>	EPC D	COUNCIL TAX RBKC, H

The Property

Stepping into the flat on the ground floor, a pair of double doors open onto an entrance hall. The hall leads through to a spectacular reception room with high ceilings, a full-length bow window and a kitchen alcove.



img 1

Garden Views

img 2

Kitchen



Indoor Spaces

The reception room has space for separate dining and seating areas, as well as views over the communal garden.



The Bedrooms

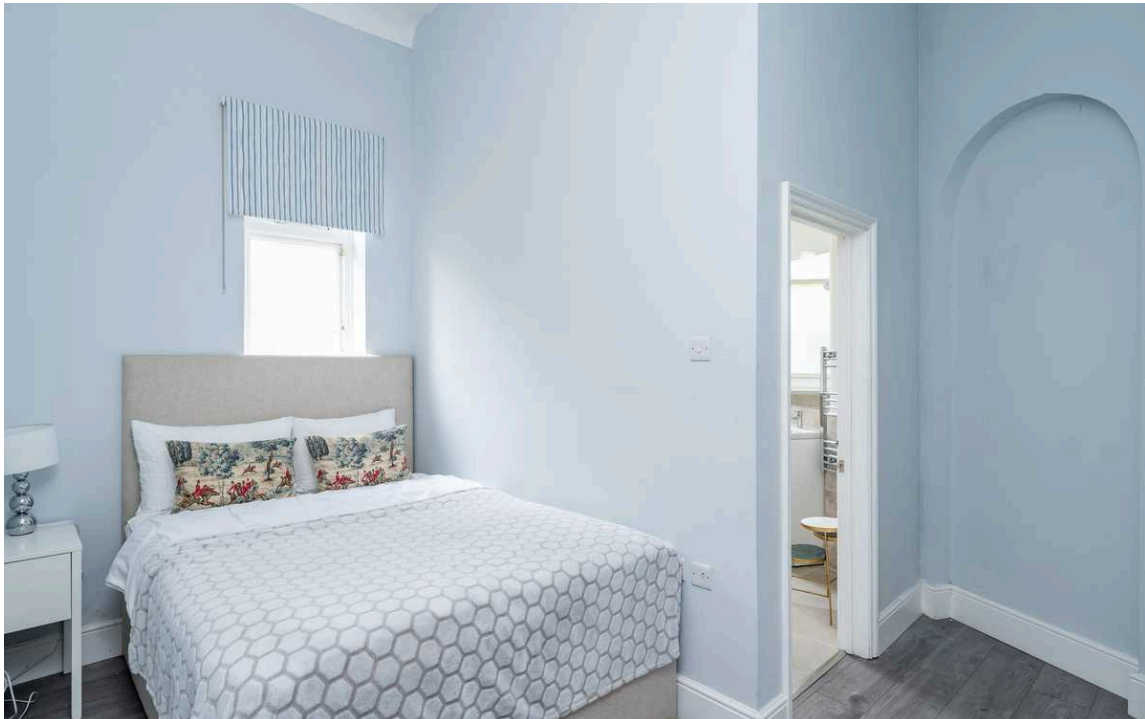
Opposite the reception room is a principal bedroom with ensuite bathroom. This floor contains a second bedroom, also ensuite, while a third bedroom with next-door bathroom can be found on the lower ground floor.

img 1

Principal Bedroom

img 2

Double Bedroom



The Design

The property is decorated in a blend of contemporary and classical details. Panelled wainscoting, a stone fireplace and an ornate cornice add to the sense of grandeur



The Neighbourhood

The property benefits from a rear patio leading into a communal garden.

Egerton Place is a crescent of grand Victorian houses with a private garden at the centre. The street is exceptionally well-positioned, with South Kensington underground station a short walk away and Knightsbridge station also close. The neighbourhood is well served with restaurants and shops, while the open spaces of Hyde Park and Kensington Gardens are within easy reach.

img 1

Exterior

img 2

Communal Garden



Egerton Place, SW3

Approximate Internal Area
1,262 sq ft / 117 sq m

Outside Area
214 sq ft / 20 sq m

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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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