



EGERTON GARDENS, KNIGHTSBRIDGE, SW3
£2,245 per week*

Carter Jonas

EGERTON GARDENS, KNIGHTSBRIDGE, SW3

An immaculate three bedroom maisonette of c.1400 sq ft situated on the ground and lower ground floors of this residential building in Knightsbridge. EPC rating: C This is a beautiful property finished to an exceptional standard with high ceilings throughout and of particular note is the almost 50 ft long reception. Egerton Gardens is centrally located on the Knightsbridge/Chelsea borders ideal for the world-class department stores, boutiques and restaurants of the area.

Ground floor: Reception room with fully fitted open-plan kitchen, study area, cloakroom

Lower ground floor: main bedroom with en-suite bathroom, 2nd double bedroom, single bedroom 3 leading to courtyard, 2nd bathroom.

Furnished. Access to communal garden.

Minimum term 12 months

Holding deposit is 2 week's rent

Security deposit is 6 week's rent

Royal Borough of Kensington & Chelsea

Council tax band: H

- Council Tax Band = H
- Deposit Required = £13,470.00
- Long Let, Minimum term 12 months
- Knightsbridge underground station
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

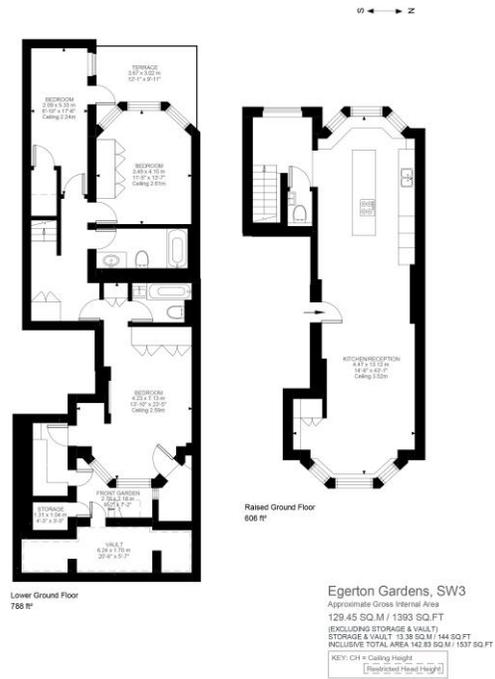


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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Classification L2 - Business Data

IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.