



LENNOX GARDENS | KNIGHTSBRIDGE SW1X



The flat offers a wonderful finish that combines a contemporary sense of style most sympathetically with a traditional feel. The subtle use of colour and light throughout reflects a high level of attention to detail that has been applied to the refurbishment by the current owner.

Towards the front and on the raised ground floor, there is a large bespoke kitchen with copper island unit and space for informal dining, looking towards Lennox Gardens. Moving through double doors, there is a dining hall allowing for more formal entertaining and a wonderful sense of arrival when entering the apartment. In the centre of the flat, there is a conveniently positioned guest cloakroom and adjacent utility room. The raised ground floor is completed by a spectacular drawing room with a ceiling height of over 4m, quietly positioned at the rear. There is a large bay window which floods the room with natural light and a fire place forms the focal point of the room. This is the perfect room in which to relax or entertain. The ground floor offers wood flooring by Element 7 throughout.





Moving downstairs, there is an excellent wine storage area along the stairs, making the most of all available space. A hallway with extensive storage provides access to two bedrooms. Situated at the rear is the master bedroom which offers built in storage, good natural light and also an en-suite bathroom with shower. There is a second bedroom, currently used as an office, which also has an en-suite shower room. Accessed through double doors is a private patio area.

Lennox Gardens is a world renowned Knightsbridge garden square. Within immediate reach are the wide array of shops, bars and restaurants of Sloane Street, Walton Street and The Kings Road. Sloane Square underground station (District and Circle Lines) is 0.5 miles away, Knightsbridge underground station (Piccadilly Line) is 0.4 miles away and South Kensington Station (District, Circle and Piccadilly Lines) is 0.6 miles away.

TERMS

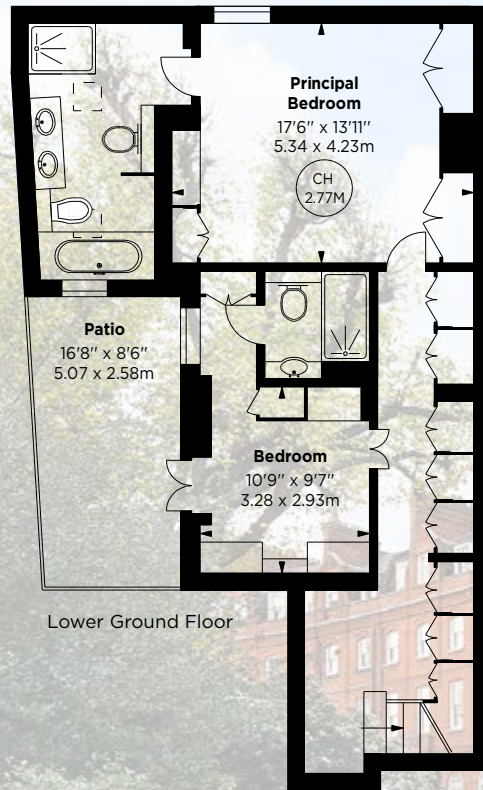
Asking Price £3,950,000 | Tenure Share of Freehold, with a lease of 999 years from 24 April 2008.

Service Charge £8,840 per annum approximately. | Ground Rent Peppercorn.

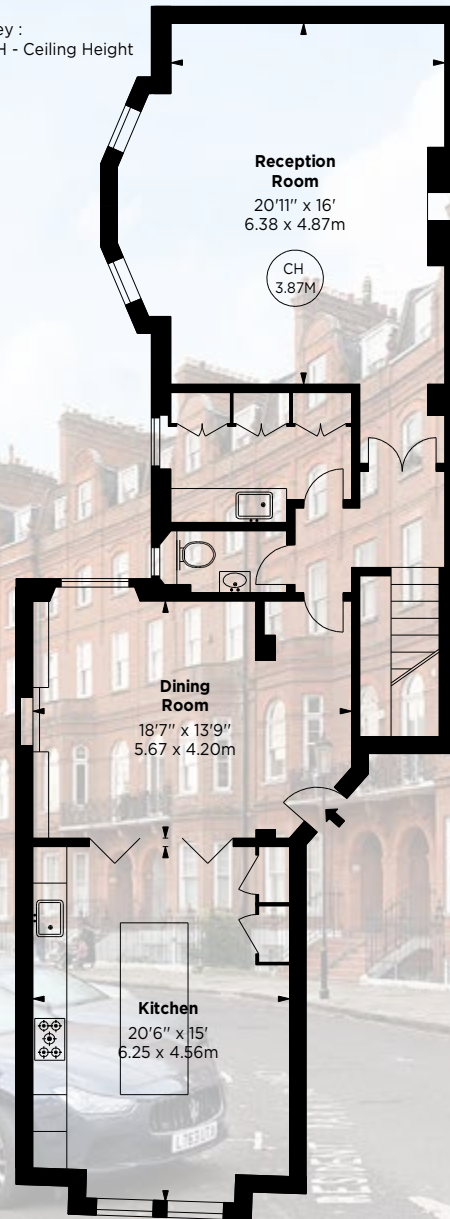
Local Authority The Royal Borough of Kensington and Chelsea



APPROXIMATE GROSS INTERNAL AREA
1,935 SQUARE FEET 179.83 SQUARE METRES



Key :
CH - Ceiling Height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HARWOOD
ADVISORY

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.