



Egerton Gardens,  
Chelsea, SW3

**M**askells

A large (900 sq ft / 83 sq m) one-bedroom flat positioned on the lower ground floor of this handsome, red brick period building.



The accommodation is presented in good order, having been recently redecorated and a new kitchen installed. The charming flat makes for an ideal pied-à-terre, with a particularly fine reception room (20' x 17') to the front and double bedroom to the rear.

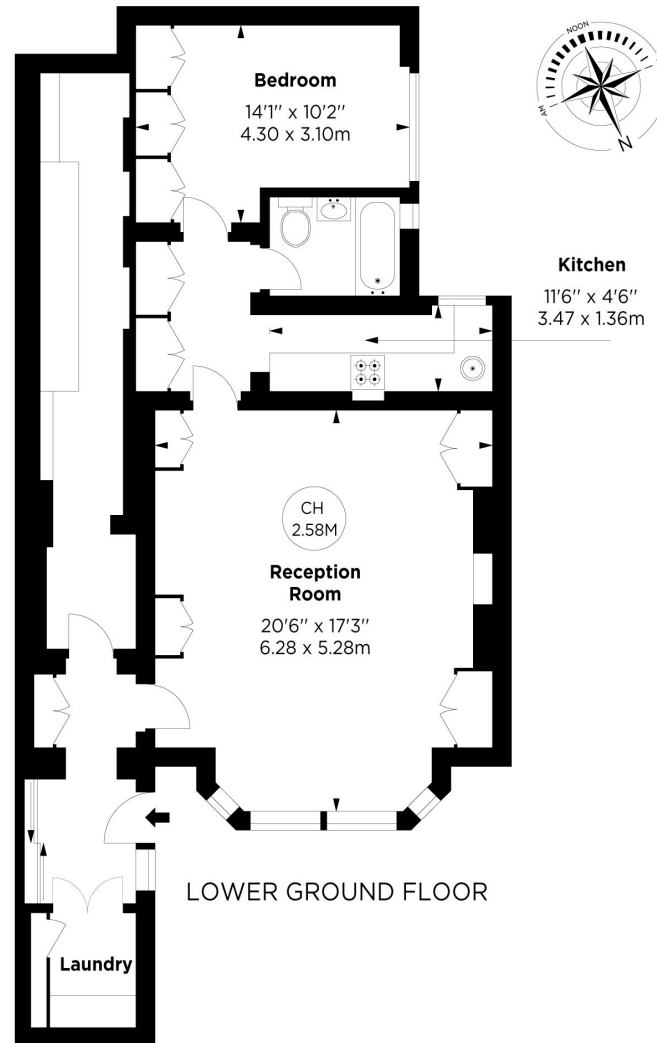
The flat benefits from its own private entrance, extensive storage space and a large dressing room.

Egerton Gardens is conveniently located, providing excellent attractions and amenities within easy walking distance, including Harrods on Brompton Road, the famous museums of South Kensington, the boutique shops on Walton Street and the ever-tranquil Hyde Park to the north.



## APPROXIMATE FLOOR AREA

900 Sq Ft / 83.61 Sq M



## TERMS

**Asking Price** £795,000

**Tenure** Leasehold 191 years remaining

**Service Charge** £3,221.36 for current year

**Reserve Fund** £550 for current year

**EPC** D

**Council Tax Band** F

**Local Authority** The Royal Borough of Kensington and Chelsea

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