

# LENNOX GARDENS

LONDON, SW1X



*A spectacular two bedroom apartment on the first floor of this beautiful period building presented in good condition throughout with direct lift access in this super prime location.*

The west facing drawing room is very light with three grand windows across and wonderful high ceilings, direct access to a balcony (not demised) and views across the sought after private communal gardens. To the rear is a master suite of bedroom, dressing room and bathroom with a further double bedroom and bathroom.

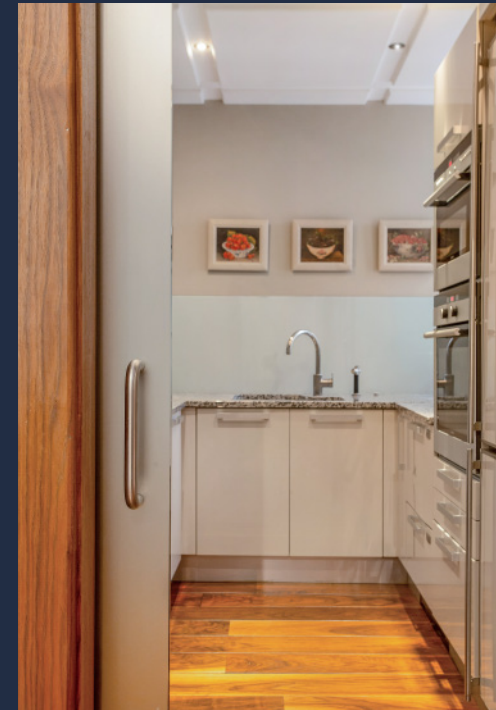








This rare and excellent property is situated in one of the best positions in a prime garden square, offering all the international shopping, dining and amenities of both Knightsbridge and Sloane Square.







# LENNOX GARDENS

LONDON, SW1X

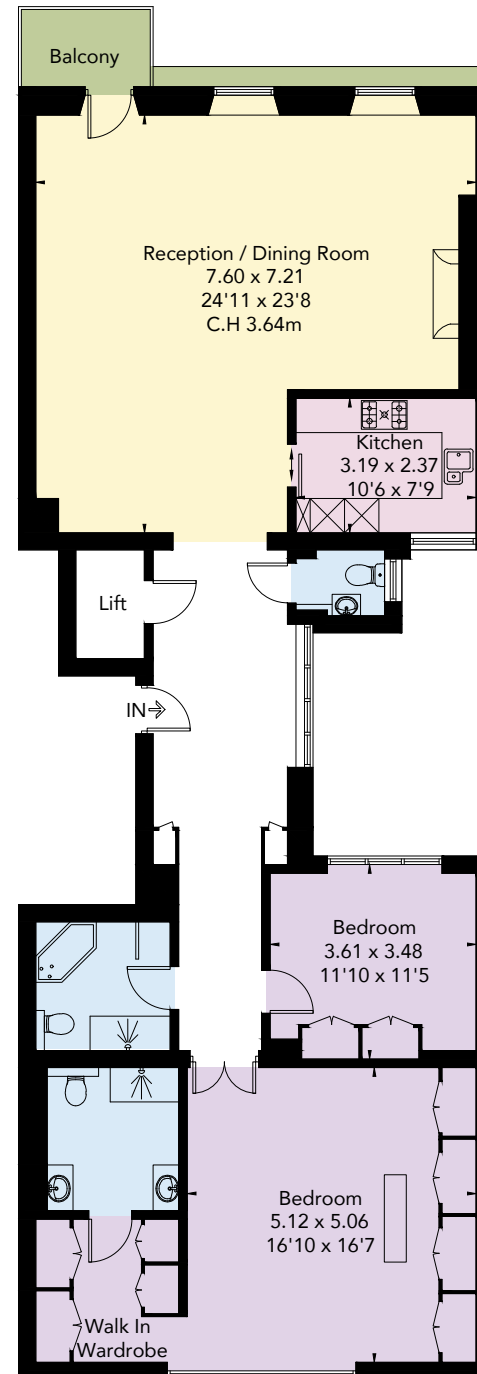
## Approximate Internal Area

1,517 ft<sup>2</sup> / 140.9 m<sup>2</sup>

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.



Tedworth Property



First Floor





**Asking Price:** Offers in excess of £3,500,000

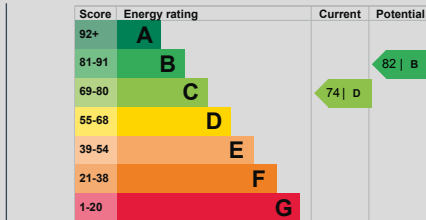
**Tenure:** Share of Freehold (999 years from 1st Jan 2008)

**Service Charge:** Approx £13,174 per annum

**Ground Rent:** Peppercorn

**Local Authority:** RBKC

**Council Tax:** Band H



rightmove

OnTheMarket

ZOOPLA

The Property

STANDARD



**Tedworth Property**

121 Sloane Street, London, SW1X 9BW

**+44 (0) 20 7352 0535 | hello@tedworth.co.uk**

www.tedworth.co.uk

**Maskells**

71 Walton Street, London SW3 2HT

Tel: 0207 581 2216

sales@maskells.com

lettings@maskells.com

maskells.com

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.