



SUSAN METCALFE  
RESIDENTIAL



## Egerton Gardens, Knightsbridge, SW3

£725 per week

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Furnished</b>	Furnished
<b>Availability</b>	now
<b>Outdoor Space</b>	None
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band: F (RBKC)

### ATTRACTIVE 2-BEDROOM APARTMENT OVERLOOKING BEAUTIFUL GARDENS

A very bright and attractive, redecorated 2-bedroom apartment in this elegant and well-maintained mid terrace red-brick building in the much sought after Egerton Gardens.

The apartment is presented in excellent condition with neutral décor and benefits from a good size reception/dining room, underfloor heating, modern and fully fitted open-plan kitchen overlooking the glorious and immaculate private communal gardens. There are 2 bedrooms with plenty of integrated storage and a modern bathroom with bath. The flat is situated on the 4th floor with no lift. All residents have access to the communal gardens.

Egerton Gardens runs between Knightsbridge and Brompton Cross offering



020 7581 3349

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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a wealth of shops, restaurants and amenities. The closest Underground Station is South Kensington.

### Features

Entrance Hall, Reception/Dining Room, Fully Fitted Open-Plan Kitchen, Principal Double Bedroom, Second Bedroom, Bathroom

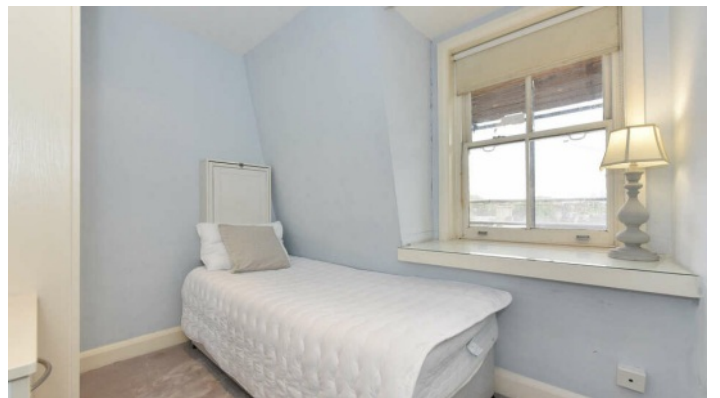


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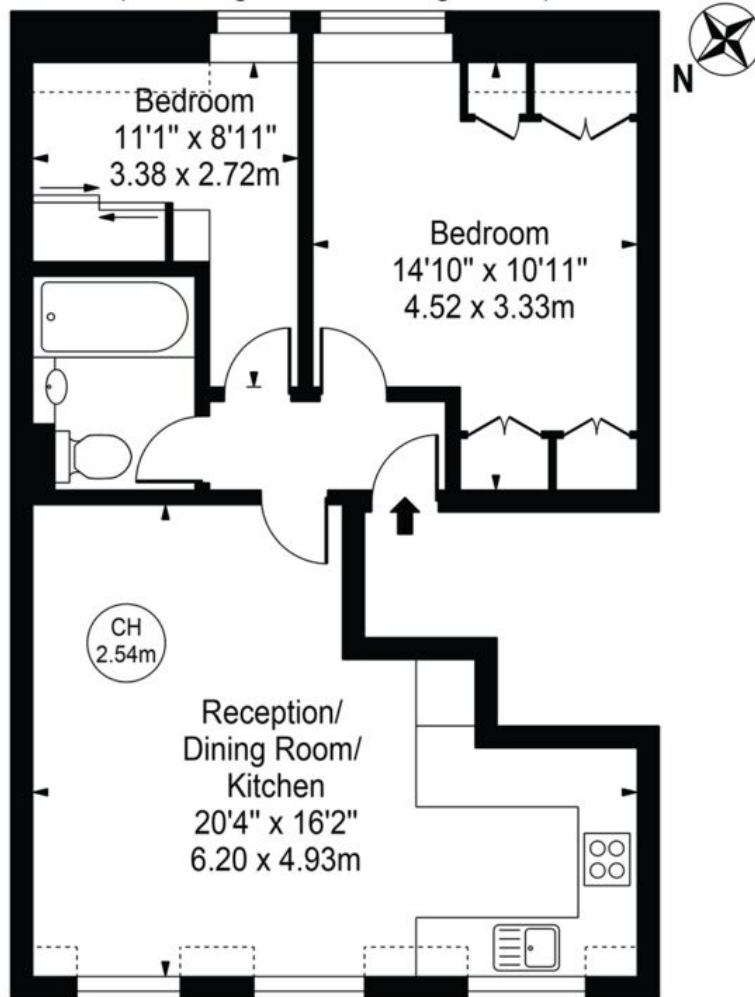


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## Egerton Gardens

Approx. Total Internal Area 563 Sq Ft - 52.30 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 549 Sq Ft - 51.00 Sq M  
(Excluding Restricted Height Area)



### Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		Vary environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
	56		69
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**INFORMATION FOR TENANTS**

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

**IMPORTANT NOTICE**

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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