



## Lowndes Square, Knightsbridge, SW1X

£800 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<br>Permit          |
| <b>Council Tax</b>   | Council Tax<br>Band G (RBKC) |

### SUPERB 2 BEDROOM APARTMENT

An elegant and spacious 2-bedroom apartment on the ground floor of this well-maintained portered building in the prestigious and sought-after Knightsbridge garden square. The apartment is presented in immaculate condition with wood flooring throughout, neutral décor, a fully fitted kitchen and good storage. Heating and hot water included.

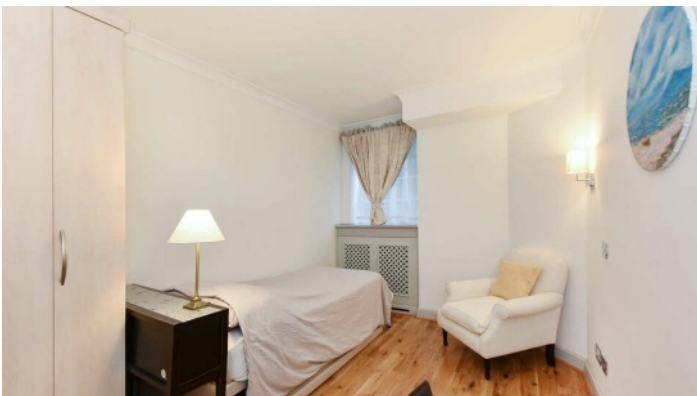
Lowndes Square is parallel to Sloane Street and close to the iconic Harvey Nichols and Harrods department stores and all the local restaurants and cafes.

### Features

Entrance Hall, Reception Room, Fully Fitted Kitchen, Double Bedroom, Bathroom, 2nd Bedroom, 24 Hour Porter.



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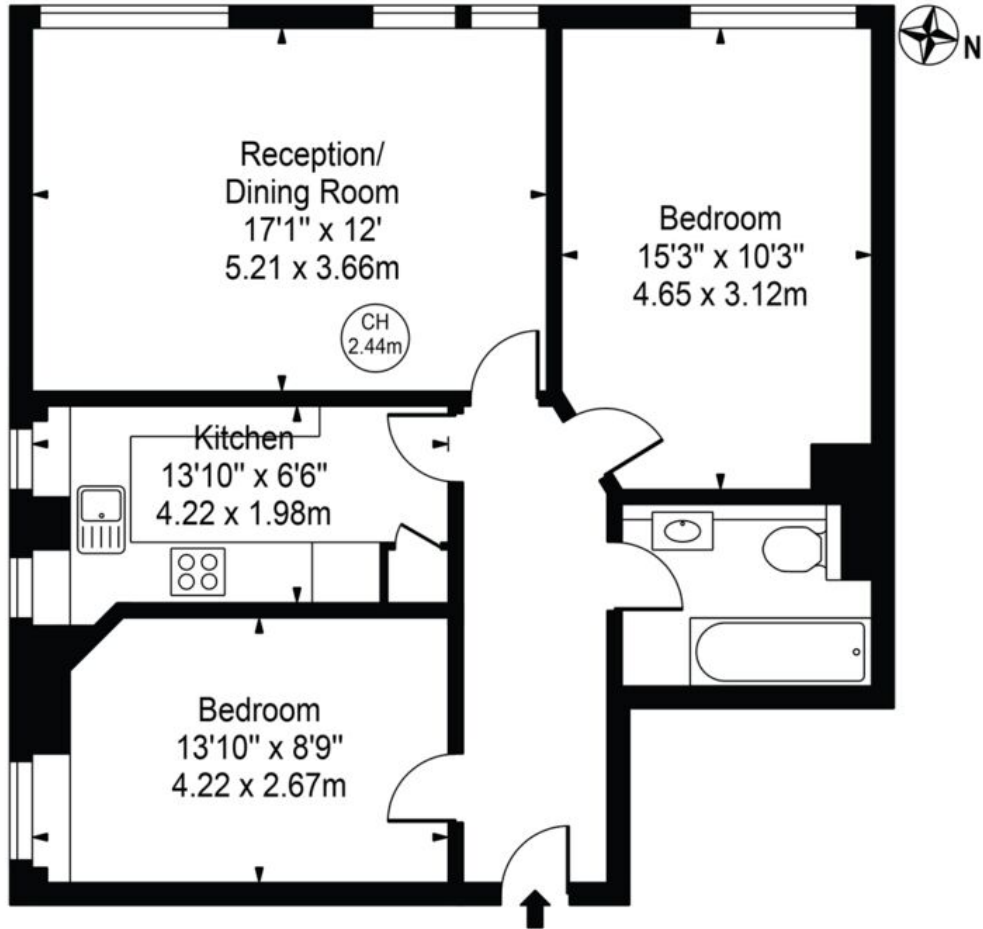




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## Lowndes Square

Approx. Gross Internal Area 727 Sq Ft - 67.54 Sq M



### Ground 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 |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-100) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|  | 69        | 74   |           |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC  |           | <b>England &amp; Wales</b><br>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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