

# LENNOX GARDENS

KNIGHTSBRIDGE SW1





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A superb and particularly charming raised ground floor flat (1,099 sq ft / 102 sq m) with views from the tall windows towards the communal gardens. The drawing room has excellent proportions, with over 3.5 metre high ceilings, giving the room wonderful character and atmosphere. The two bedrooms are quietly located to the rear with the principal bedroom having a bathroom en suite with a further shower room for the second bedroom.

Lennox Gardens is considered one of Knightsbridge's finest garden squares, arranged around the well maintained communal gardens (which allow dogs). Its location is ideal being within walking distance of the boutique shops of Walton Street, the world fashion brands on Sloane Street, Harrods on Brompton Road and the ever popular Sloane Square and King's Road with its mix of theatre, restaurants and transport links.

- Drawing room
- Kitchen
- Two bedrooms
- Bathroom (en suite)
- Shower room
- Independent heating and hot water
- Use of communal gardens (by separate arrangement)
- EPC Rating D

**Guide price** £1,950,000

**Tenure** Share of Freehold

**Service charge** Budget for year ending March 2022: £4,748

**Reserve Fund** Budget for year ending March 2022: £1,900

**Local authority** The Royal Borough of Kensington & Chelsea

**NB** Internal and external renovations are due in the first half of 2022. Costs are estimated at £200,000 of which this flat will contribute 19%



**APPROXIMATE GROSS  
INTERNAL AREA**

1,099 sq feet  
102.10 sq metres

