



LENNOX GARDENS

LONDON, SW1X



Located on one of London's most iconic and sought-after residential garden squares, this elegant one-bedroom apartment is perfectly suited as a London home, investment or Piéd a Terre.

Situated on the raised ground floor of this classic red brick period building with resident caretaker, the apartment benefits from a particularly grand and elegant reception room, with volume and proportions usually seen within a substantial freehold house.

With unrivalled living and entertaining space, alongside a well-proportioned bedroom, kitchen and shower room, this truly is a rare opportunity to acquire a best in class apartment with a long lease in the heart of prime central London.



Lennox Gardens is widely recognised as one of prime central London's most desirable and fashionable addresses, providing residents with access to the private communal gardens. The ever popular Pavilion Road with its eclectic mix of restaurants and independent shops alongside the Kings Road and Brompton Road, Knightsbridge, are all within close proximity.

Transport links are easily accessible via Sloane Square tube (District and Circle Line 0.3 miles) and Knightsbridge (Piccadilly Line 0.5 miles).

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Approximate Internal Area

777 ft² / 72.2 m²

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.

Guide Price:	£990,000
Tenure:	Leasehold (164 years)
Service Charge:	£9,200 pa
Local Authority:	RBKC
Council Tax:	Band F

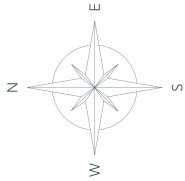
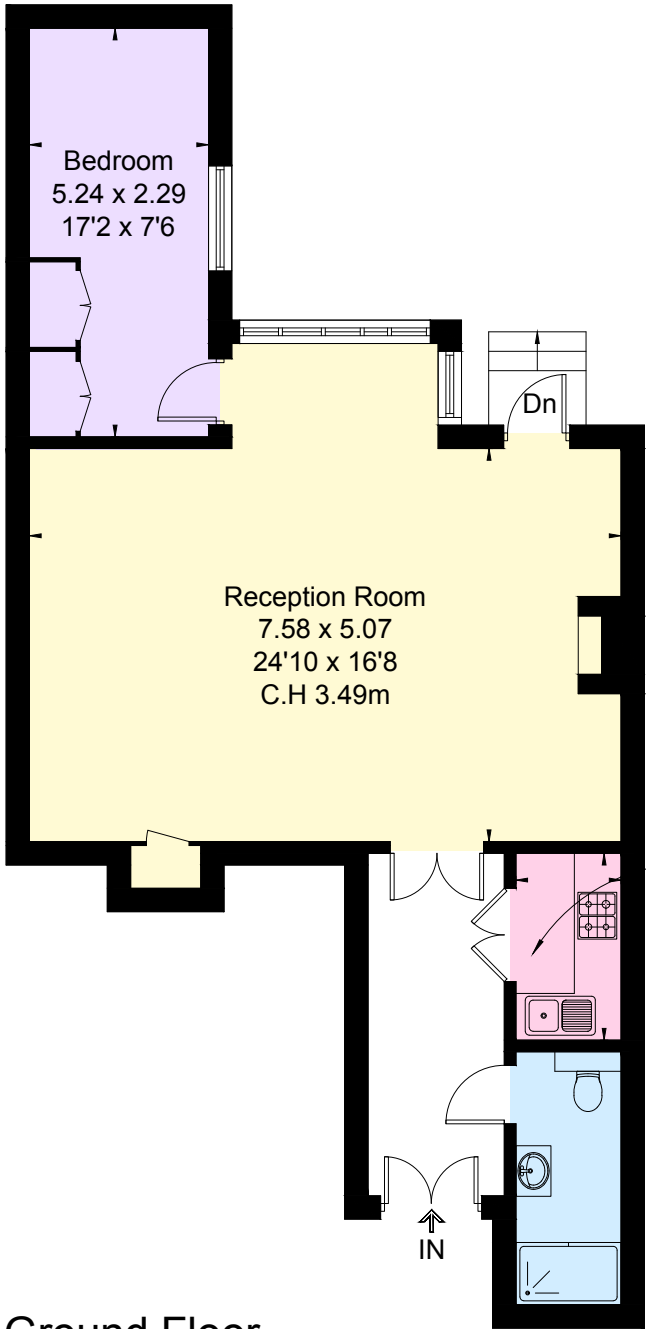
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Ground Floor

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.