

# THE KNIGHTSBRIDGE

LONDON, SW7







*Situated within one of London's most sought-after and prestigious developments, 199 The Knightsbridge boasts world class facilities, including a luxurious spa and fitness suite, impressive reception areas, 24-hour concierge and security, valet parking and award winning landscaped gardens.*



This modern mews house benefits from a bright and welcoming reception room and well-proportioned kitchen, whilst a stunning principal bedroom suite and dressing area complement the living space.



This incredible property is located in the heart of Knightsbridge, opposite Hyde Park and a short walking distance to Harrods, Harvey Nicols and Sloane Street.

The property comes with an underground parking space with the possibility of extra storage by separate negotiations.



# THE KNIGHTSBRIDGE

LONDON, SW7

## Approximate Areas

1,021 ft<sup>2</sup> / 94.9 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.

**Guide Price:** £2,150,000  
**Tenure:** Leasehold (978 years)  
**Service Charge:** £35,954 pa  
**Local Authority:** RBKC  
**Council Tax:** Band G

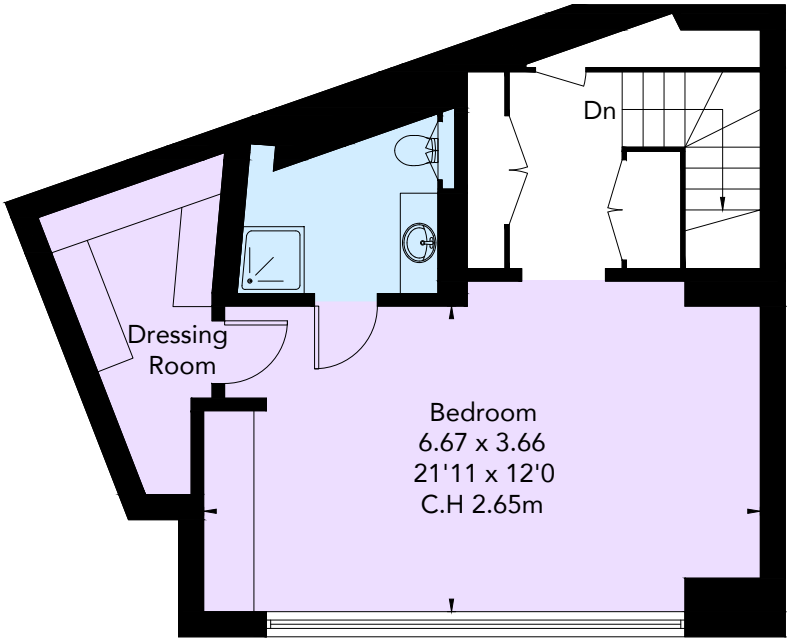
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72   c  | 73   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

rightmove OnTheMarket ZOOPLA The Property Exchange

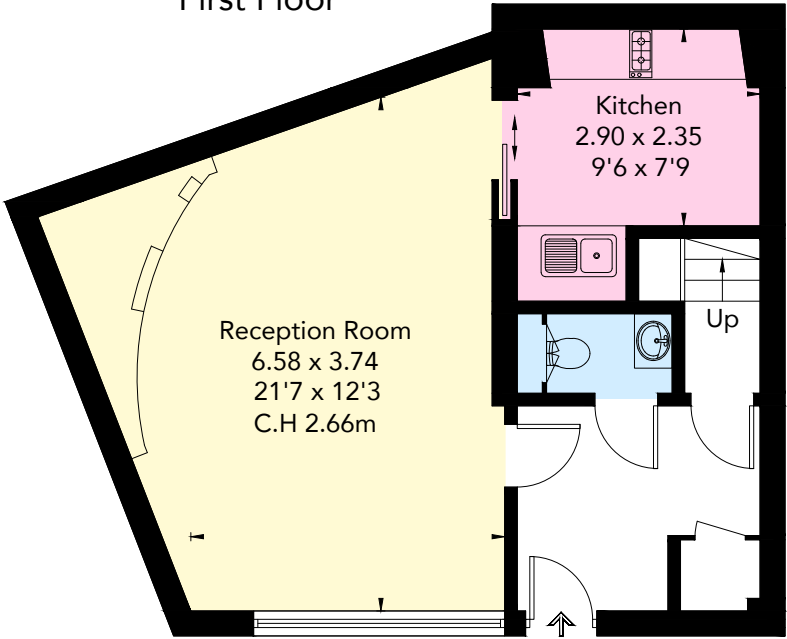


**Tedworth Property**

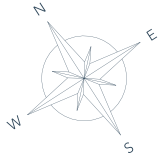
121 Sloane Street, London, SW1X 9BW  
+44 (0) 20 7352 0535 | hello@tedworth.co.uk  
www.tedworth.co.uk



First Floor



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.*