

Lennox Gardens | SW1X

Winkworth



Lennox Gardens

Knightsbridge, SW1X 0DB

ASKING PRICE: £750,000 (subject to contract)

Located in the highly desirable area of Lennox Gardens, this one-bedroom apartment presents an exciting development opportunity for those seeking to create a stunning, modern living space in a prime location.

The apartment is generously sized, with a spacious bedroom and a separate living room that boasts large windows, allowing natural light to flood the space. In addition, there is a unique opportunity to create a bespoke living space by converting the historic boiler room into an additional room, adding valuable square footage to the property.

Due to the removal of the communal boiler, there is currently no heating or hot water in the property, although the radiators remain in situ and could be reconnected.

Two standout features of this apartment are the covered patio area, providing a wonderfully bright and sheltered space and access to the exclusive Lennox Gardens in the middle of the main square.

TENURE: Leasehold; expiring on 28 September 2195.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

Service Charge: £5,220 for 2023 due to building upgrades.
Reducing to circa £1,200 pa 2024.

EPC RATING: F

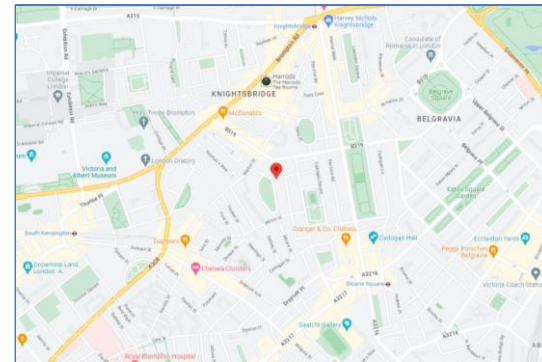
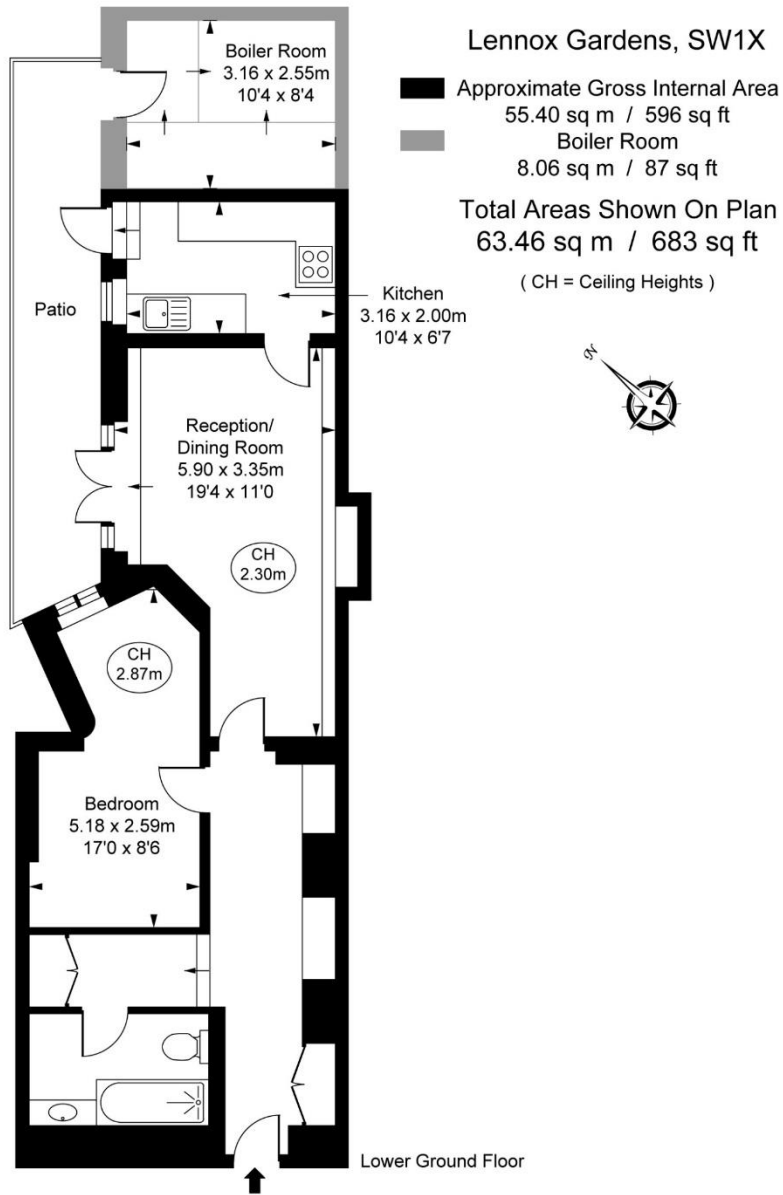




Location:

Located in a prestigious residential area, the apartment benefits from easy access to the numerous amenities on offer in nearby Knightsbridge and Chelsea, including world-class shopping, dining, and entertainment. The property is also close to Hyde Park, providing a peaceful retreat in the heart of the city. The nearest underground stations are at Knightsbridge (Piccadilly lines), South Kensington (District, Circle and Piccadilly lines) and Sloane Square (District and Circle lines).

One Bedroom | Leasehold | Unmodernised | Access to Communal Garden | GIA 683 ft² | EPC Rating F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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for every step...

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fulham Performance