



HERBERT CRESCENT



KNIGHTSBRIDGE, SW1X

A BEAUTIFULLY PRESENTED THIRD AND FOURTH FLOOR MAISONETTE IN A HANDSOME PERIOD BUILDING SITUATED JUST OFF SLOANE STREET, MOMENTS FROM HARRODS.



The flat was recently refurbished to an exceptional standard to include full air conditioning, timber flooring, electric blinds to all rooms including blackout blinds in the bedrooms, an audio-visual system and mood lighting throughout. It has since been meticulously maintained by the current owner.

Herbert Crescent is in the heart of Knightsbridge on The Cadogan Estate close to many Michelin starred restaurants and luxury brand shops which makes the area so sought after. In addition the wonderful open grounds of Hyde Park are close by and the theatres in the West End just a short taxi ride away.

The communal entrance hall of the building has also been recently refurbished and there is a passenger lift.



ACCOMMODATION

Reception Room • Dining Room • Kitchen with German-made Hacker cabinets and Miele appliances including: oven, ceramic hob, extractor hood, fridge/freezer, dishwasher and washer/dryer plus a Zip drinking water filtration system allowing hot, cold, boiling and sparkling water • Principal Suite of large double Bedroom with excellent wardrobes and book-matched marble Bathroom incorporating a Jacuzzi bath and steam shower • Guest Suite comprising Bedroom, marble Shower Room with steam shower and a walk in wardrobe • Study/Bedroom Three • Guest Cloakroom/Shower room



AMENITIES

Air Conditioning • Communal Central Heating and Hot Water • Double/Triple glazing throughout Door Entry System • Live-in Caretaker • Passenger Lift • Alarm system with electric security shutters to some windows and a security door



TERMS

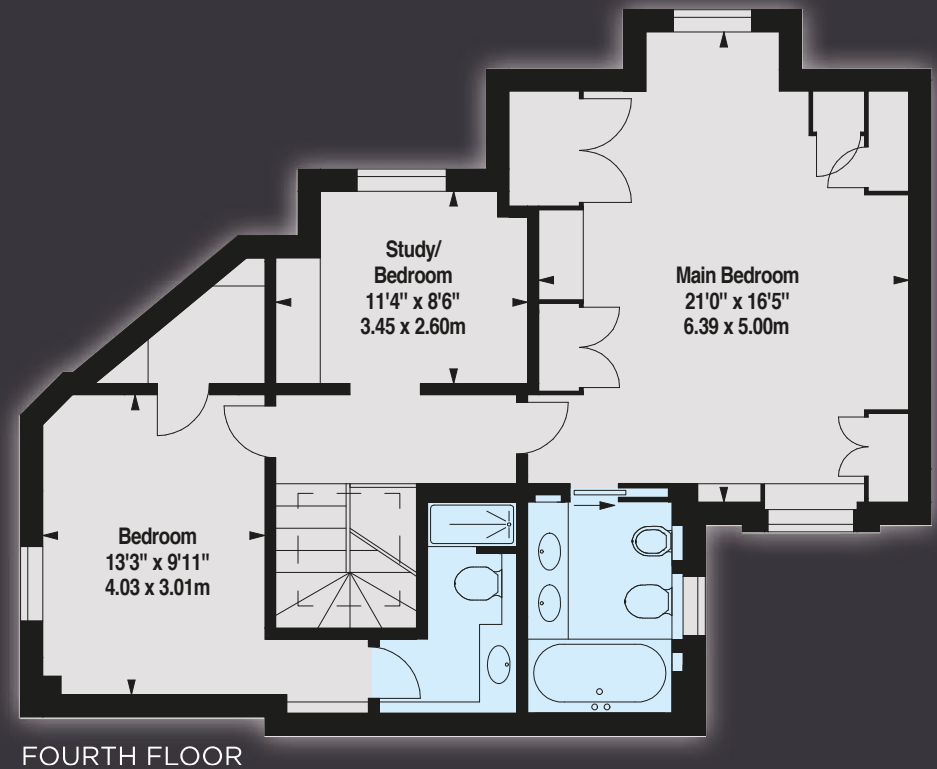
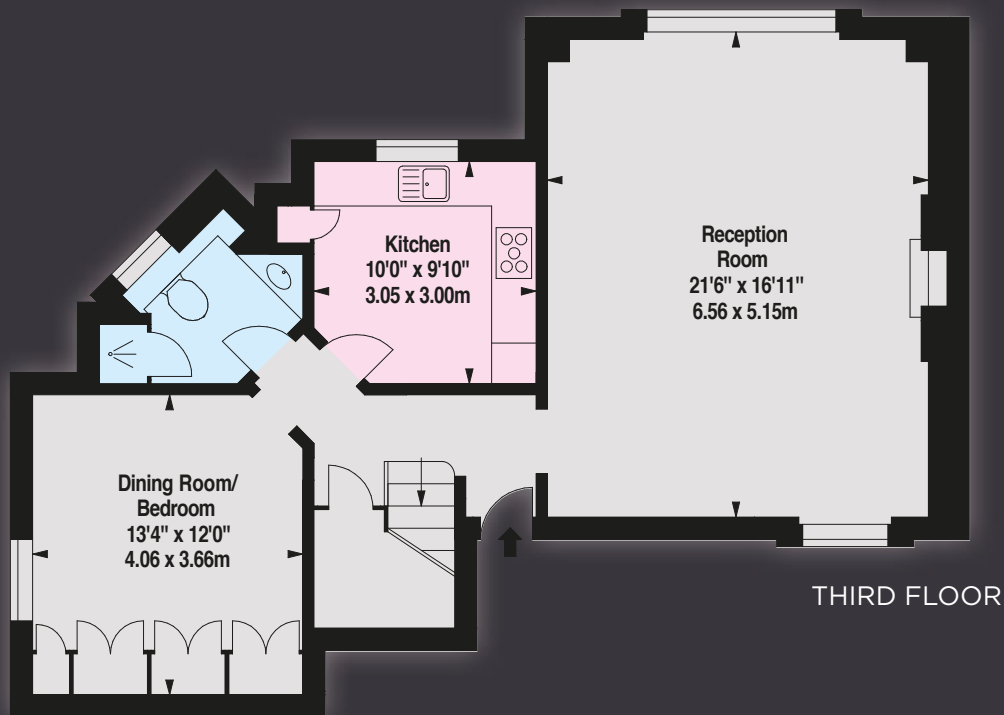
LEASE: Expiring on 14th June 2133 thus having approx. 115 years remaining

SERVICE CHARGE: Approx. £9,000 per annum inclusive of central heating and hot water

PRICE: £4,950,000

JOINT SOLE AGENTS:

Kaye & Carey, 4 Yeoman's Row, London, SW3 2AH
Savills (Knightsbridge), 188 Brompton Road, London SW3 1HQ

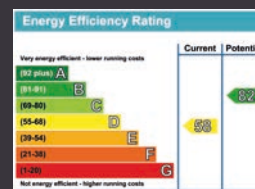


APPROX. GROSS INTERNAL AREA 1,581 SQ FT - 147.02 SQ M



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