



CHATTERTON | REES



26-27 Egerton Crescent, London, SW3 2EB Guide price £1,375,000

We are pleased to offer this beautifully refurbished two double bedroom apartment on the ground floor of a white stucco fronted building on the hugely popular Egerton crescent. The property also has access to two separate outside areas that are south and west facing.

The current owners have recently stripped right back to and remodelled the entire property from front to back with new fixtures and fittings throughout. The living and dining area is toward the front of the building with herringbone flooring and a double aspect window set up allowing plenty of natural light.

The kitchen again brand new is separate to the living area but next to has excellent appliances all fitted along with great cupboard storage.

The two bedrooms are at the back of the building and are very private, both have built in storage and one room has an en suite shower room with the other bedroom service by a further bathroom suite.

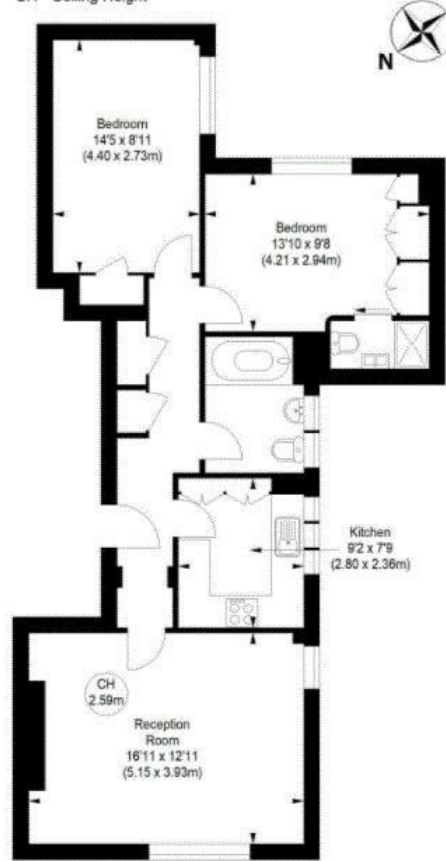
Sold with a newly extended lease and no onward chain this is a hard to find property on such a prime address that's only a short distance from Sloane Square, South Kensington and Knightsbridge with shops like Harrods and Harvey Nichols only a short distance away.

Floor Plan

EGERTON CRESCENT, SW3

Approximate gross internal area
732 sq ft / 68.00 sq m

Key :
CH - Ceiling Height



LOWER GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.