



47, Egerton Gardens,  
Chelsea, SW3

£7,000 Per Month,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

An impeccably designed duplex spanning approximately 1,400 sq ft, this residence, situated in Knightsbridge, offers a seamless blend of comfort and elegance. The ground floor hosts a reception room with a fully fitted open-plan kitchen, a versatile study area, and a convenient cloakroom. The lower ground floor boasts a main bedroom with an en-suite bathroom, a spacious second double bedroom, and a charming single bedroom with access to a courtyard. A second well-appointed bathroom completes the accommodation. The minimum lease term is 12 months.

Available, furnished.

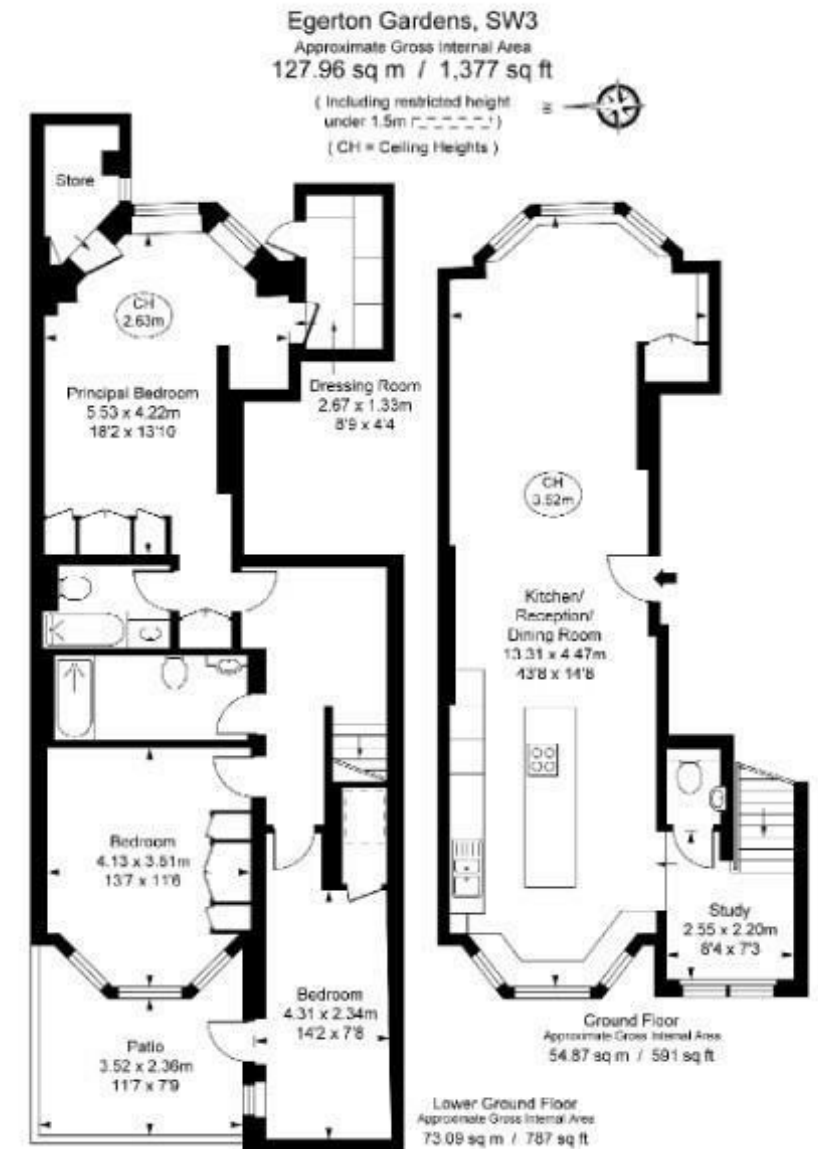
3 Bedrooms : 2 Bathrooms : Furnished : Minimum Lease Term 12 months : Royal Borough of Kensington & Chelsea Council Tax Band H : EPC Rating C

## Key Features

- HIGH CEILINGS
- PRIVATE PATIO
- NEWLY REFURBISHED
- WALKING DISTANCE TO HYDE PARK

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.