



1, Lowndes Square,
Knightsbridge, SW1X

Guide Price £7,950,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

By Order of the Receiver – A lateral conversion of three apartments, occupying the entire second floor of this sought-after, purpose-built block, offering a combined internal GIA of approximately 3,640 sq ft / 338 sq m.

This vast apartment has been well maintained but is now in need of complete refurbishment. It benefits from a particularly sunny, green and pleasant outlook, with 12 west-facing windows directly overlooking the garden square.

The apartment is situated within an extremely well-regarded building with excellent security, 24-hour portage and lift access.

Lowndes Square is located close to the many restaurants, hotels and luxury shopping boutiques of Knightsbridge, as well as the renowned department store, Harvey Nichols. The amenities of Belgravia and Chelsea are also within close proximity. It is situated just 0.3 miles from Knightsbridge Underground station and 0.4 miles from Hyde Park Corner Underground station. All distances are approximate.

Entrance Hall, 3 Reception Rooms, Kitchen, 6 Bedrooms, 5 bathrooms, Guest WC, Air Conditioning, EPC C

Key Features

- 3 FLATS LATERALLY COMBINED
- 2ND FLOOR WITH LIFT
- 24 HOUR CONCIERGE
- 100M - HARVEY NICHOLS
- IN NEED OF COMPLETE REFURBISHMENT
- 12 WINDOWS OVER LOOKING GARDEN SQUARE
- AMAZING LOCATION HEART OF KNIGHTSBRIDGE
- 300M - KNIGHTSBRIDGE UNDERGROUND

Terms

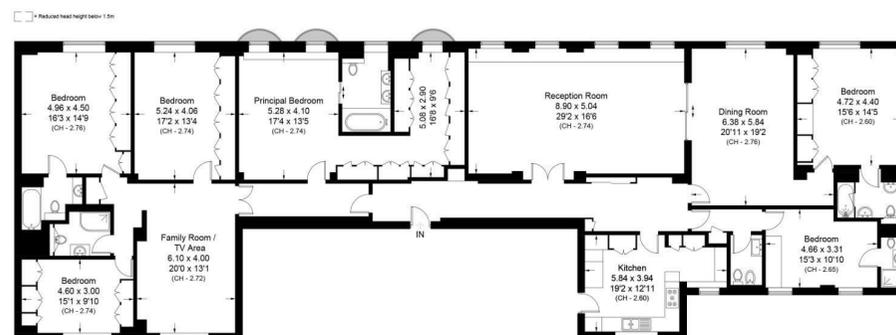
Leasehold : 165 years (less 10 days) from 25 June 1984 expiring on 14 June 2149 ie 123 years

Service Charge : 3 Flats combined £19,809.41 per quarter.

Council Tax Band : Westminster Band H

Lowndes Square, SW1X

Approximate Area = 338.2 sq m / 3640 sq ft
Including Limited Use Area (5.1 sq m / 55 sq ft)



Second Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.