



10 LANCELOT PLACE  
LONDON, SW7

Asking Price £4,300,000 Leasehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS



## Description

Stylish 6th floor apartment in this prestigious development in Knightsbridge with two double bedrooms, west facing views, gym and pool facilities and 24 hour concierge. Lancelot Place is located to the north of the Brompton Road which provides a superb transport network into and out of London via the A4 Cromwell Road, M4 and M3. The closest tube station is Knightsbridge (Piccadilly Line - 0.2 miles). Hyde Park is also located 0.2 miles from the property. Lancelot Place is located amongst the many amenities and shopping

facilities that Knightsbridge has to offer including Harrods, Harvey Nichols and an array of designer shops along Sloane Street. The property further comprises master bedroom with fitted wardrobes and en suite bathroom including separate bath and shower, further double bedroom with fitted wardrobes, reception/dining room with wood flooring, separate fully fitted kitchen and shower room.



Gross internal area ( approx ) :-  
161 sq m / 1733 sq ft  
For identification only. Not to scale.  
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## TERMS

Leasehold : 999 years from 1 January 2006  
Service Charges for 01/07/2022 half yearly in advance £7,966.64  
General Reserve Fund 1/2 yrs in advance £1,926.60  
Car Park space service charge -01/07/2022 1/2 yr £397.32  
Car park Reserve Fund £233.33

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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