# PLAZA estates

## www.plazaestates.co.uk

Knightsbridge Office, 51 Beauchamp Place, London SW3 1NY Tel: 020-7581-7646 Fax: 020-7581-7005



## **OVINGTON SQUARE, SW1**

Price £2,000,000

Exceptionally bright top floor, two bedroom balcony flat which would now benefit from updating, comprising 977 sq ft, located on the 4th floor of this period conversion with lift. The flat features good ceiling heights, wood flooring and the sole access to a huge un-demised roof terrace. Ovington Square is a highly sought after Knightsbridge garden square, being only 5 minutes from Harrods. An application for the lease extension has been made to extend the lease to 122 years.

#### **Details**

Reception Room
Two Bedrooms
En-suite Bathroom
En-suite Shower Room/Steam Room
Kitchen/Dining Room
Cloakroom
Independent Heating/Hot Water
Entryphone
Lift



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Balcony Resident Parking Permits Available

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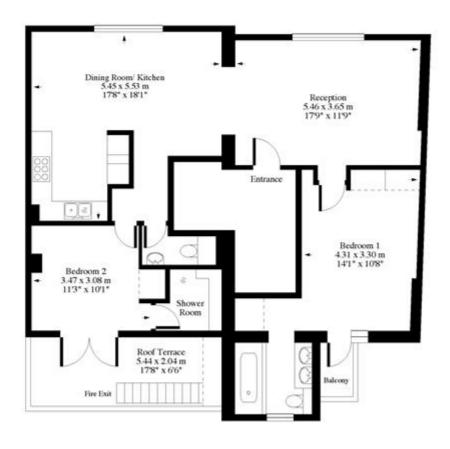


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## Ovington Square SW3



Approx. Gross Floor Area = 90 sq.meters • 977 sq.feet



### FOURTH FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

1208



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#### **Terms and Conditions**

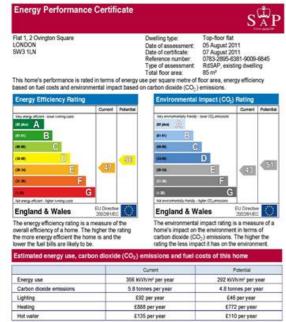
Tenure: 32 years

Borough: Kensington & Chelsea

Council Tax Band:

Council Tax: £2,124.66 Price: £2,000,000

### **EPC Information**



You could save up to £186 per year

The figures in the table above have been provided to enable prosper by but any property of the provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bits and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, findge etc.; nor do they reflect the costs associated with service, maintenance or safely impactors. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



## SUBJECT TO CONTRACT

**VIEWING STRICTLY BY APPOINTMENT**