

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



KNIGHTSBRIDGE, SW1X

Price £2,050,000

Located on the top floor (lift) of this red-brick Victorian mansion building in the heart of Knightsbridge, this unmodernised purpose built flat, comprising 1000 sq ft, features an internal aspect over the central light well of the block and benefits from plenty of natural light and a lease of 236 years. Entered via a recently refurbished communal entrance, the property has a 24 hour porter service and is moments from the green and open spaces of Hyde Park. Internally, the apartment requires complete modernisation and could be reconfigured to offer more modern living (subject to the usual consents). Park Mansions contains the flagship Burberry store of Knightsbridge corner and is within easy walking distance of the amenities and world famous shopping of Sloane Street.

Details

Reception Room 3 Bedrooms Bathroom Kitchen Block Central Heating/Hot Water Entryphone

Whilst Plaza Estates take due care in preparation of these particulars, the do not and are not intended to constitute the whole or any part of an offer or contract. Plaza Estates are not authorised by the vendor to make any representations or warranties of whatsoever nature. Nor do Plaza Estates, their servants, agents or employees accept responsibility for the accuracy of these particulars upon which any intending purchaser must satisfy himself by inspection or otherwise



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Lift 24 Hour Porterage



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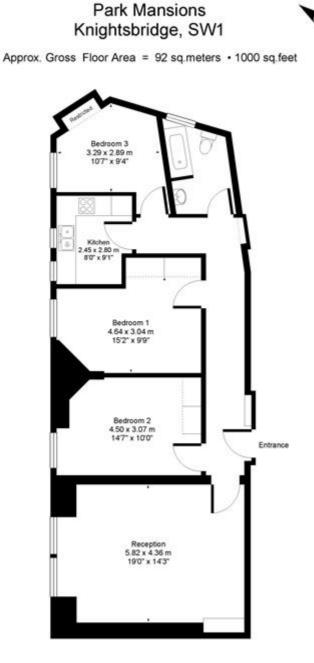








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SEVENTH FLOOR

For illustrative purposes only. Not to scale. Prepared by swan photography 07974 264576



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Terms and Conditions

236 years
£400.00
£8,000.00
Westminster
Н
£1,345.48
£2,050,000

EPC Information

90, Park Mansions, Knig		NDON, SW1)			
Date of assessment: 12		2012 ee which prop		nt: RdSAP, exis 86 m ² efficient	7291-0312-6970 ting dwelling
Estimated energy cos	ts of dwellin	g for 3 year	5:	E 2	,391
Over 3 years you could save			£ 1	£ 1,233	
Estimated energy	costs of this	s home			
	Current cos	sts	Potential costs	Poten	tial future savings
Lighting	£ 279 over 3	years	£ 150 over 3 years		
Heating	£ 1,779 ove	r 3 years	£ 675 over 3 years		You could
Hot Water	£ 333 over 3	3 years	£ 333 over 3 years	1	ave £ 1,233
Tota	ils £ 2,391		£ 1,158		over 3 years
Very energy efficient - lower running co		ent Potential	an our constant and a con-	the current ever	ar efficiency of you
(12 plin) A (41-41) B (43-42) C (35-64) D (21-64) (21-64) (1-60) He every efficient - Topleor Appendix of	eta Curr	<mark>6</mark>	The graph shown home. The higher the ra to be. The potential rati the recommenda The average ene England and Wal	ting the lower young shows the effections on page 3. rgy efficiency rations is band D (rational descent)	ur fuel bills are like) Inct of undertaking Ing for a dwelling in Ing 60).
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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT

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