



SUSAN METCALFE
RESIDENTIAL



Egerton Gardens, Knightsbridge, SW3

£1,000 per week

Bedrooms	2
Bathrooms	1
Furnished	Furnished
Availability	now
Outdoor Space	Roof Terrace
Parking	Residents Permit
Council Tax	Council Tax Band:G (RBKC)

ATTRACTIVE 2-BEDROOM APARTMENT WITH ROOF TERRACE

Attractive 2-bedroom, third floor furnished apartment with views over communal gardens and featuring a large roof terrace. Wood flooring throughout. Egerton Gardens is a very attractive garden crescent between Knightsbridge and Brompton Cross, offering a wealth of shops, restaurants and amenities. The closest underground is South Kensington. The flat comes furnished and includes a cleaner and maintenance of plants on the terrace. 593 sq ft.

Features

Entrance Hall, Reception Room, Fully Fitted Kitchen, 2 Bedrooms, Bathroom, Roof Terrace.

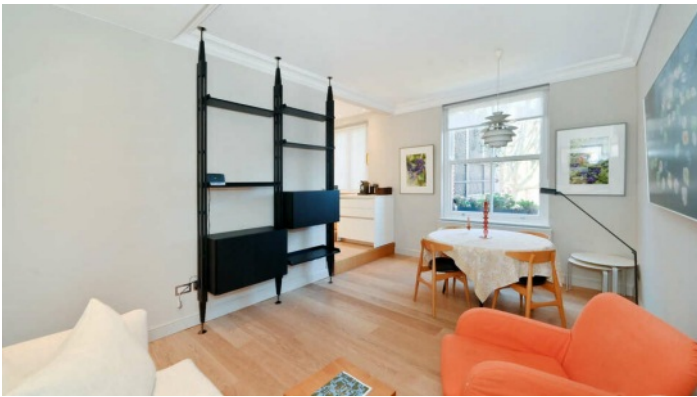


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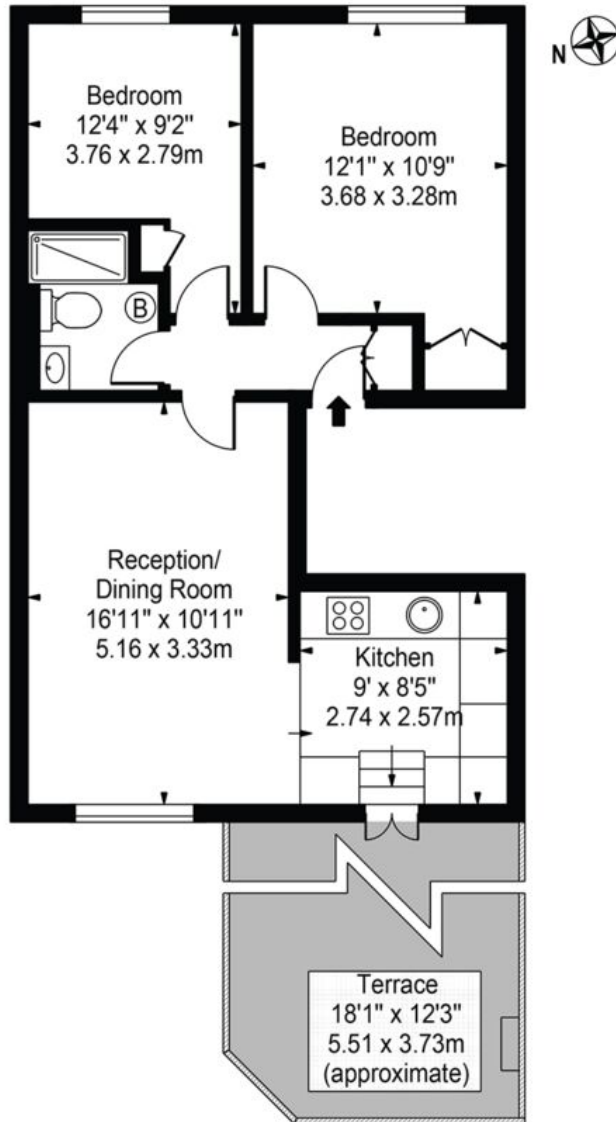




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Approx. Gross Internal Area 590 Sq Ft - 54.81 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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