



LANCELOT PLACE, KNIGHTSBRIDGE, SW7

£1,750,000

Carter Jonas

LANCELOT PLACE, KNIGHTSBRIDGE, SW7

A raised ground two bedroom, two bathroom flat of c.980 sq ft in a well located modern portered development opposite Harrods in the heart of Knightsbridge. EPC rating: B

Reception, kitchen, double bedroom, single bedroom/study, en-suite bathroom, shower room. 24 hour concierge. One underground parking space (suitable for almost all size of vehicle). Leisure facilities including swimming pool, gym and spa.

Lease ending 2nd November 3001 plus Share of Freehold

Current Service charge: £6,625.78 six monthly
Ground rent: Peppercorn

Westminster City Council - Council tax band G

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Westminster City Council website <https://www.westminster.gov.uk/parking> for further details.

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

AMENITIES

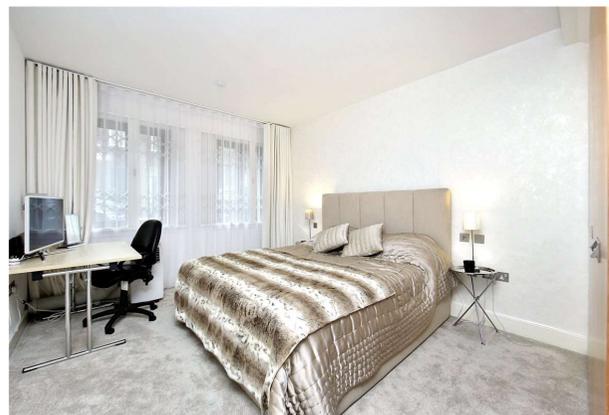
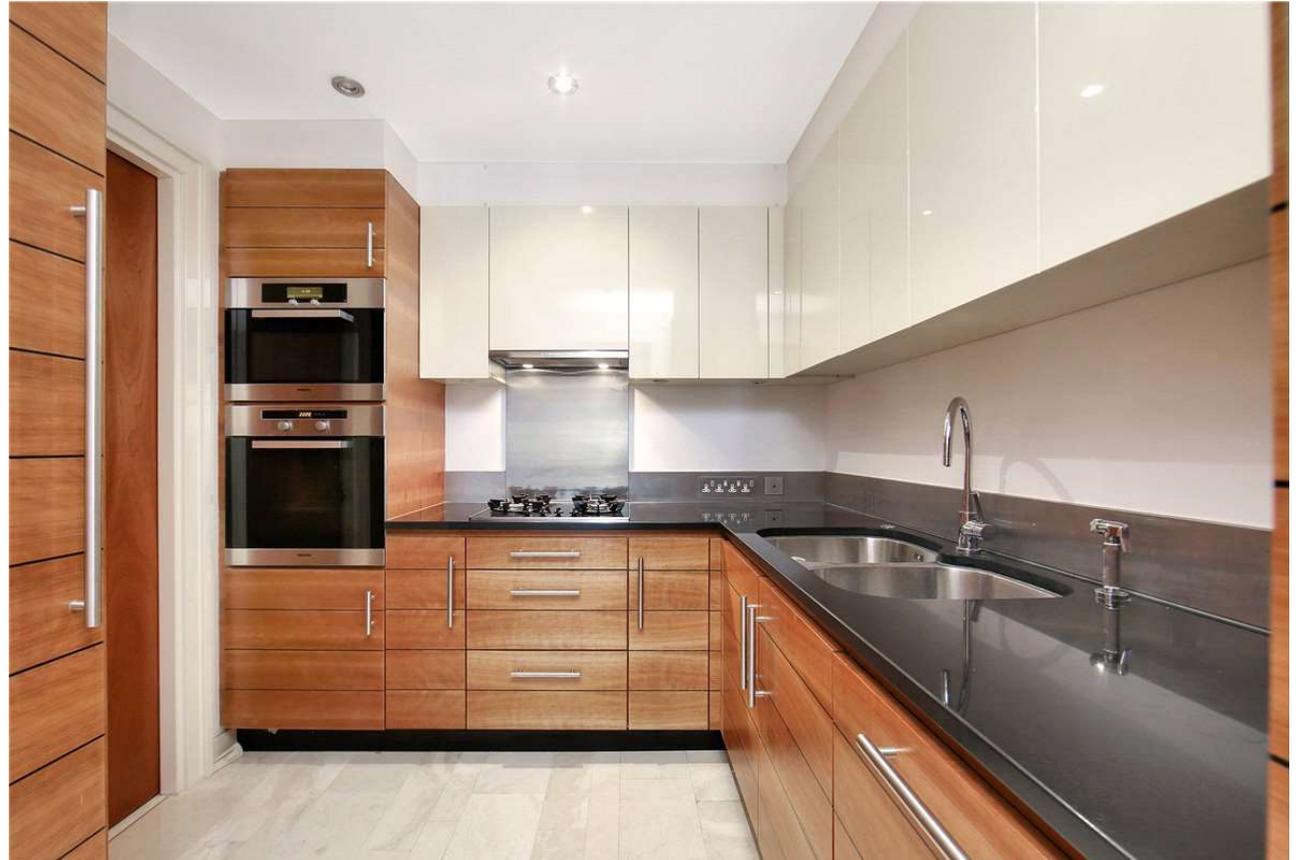
- 24 hour security
- Leisure facilities
- Allocated underground parking space
- Raised ground floor

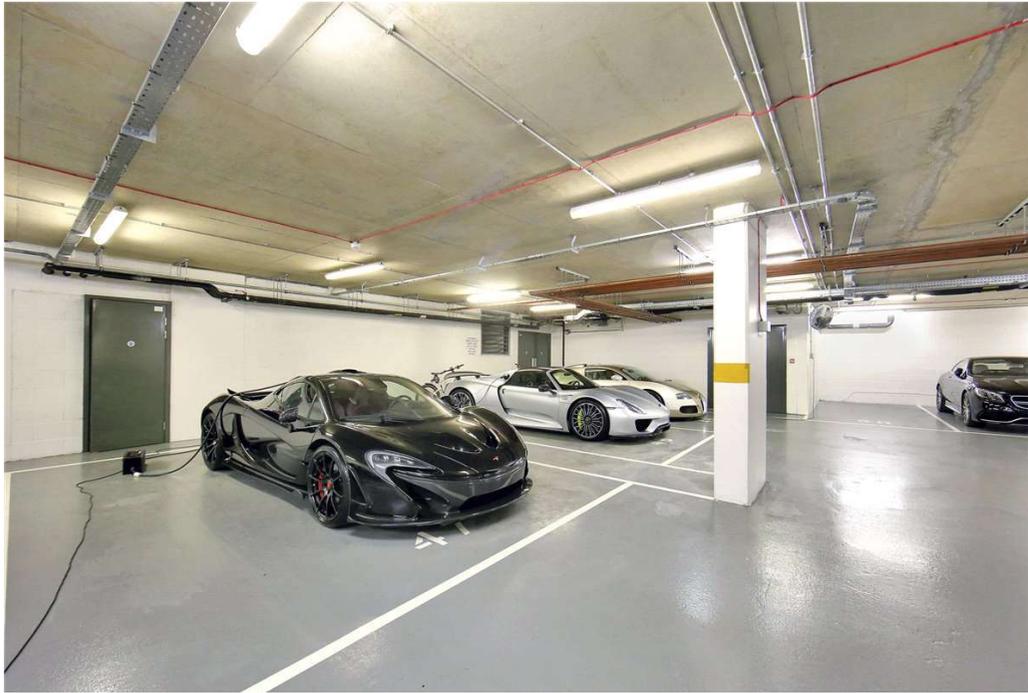
- Close to Hyde Park
- Knightsbridge underground station

TENURE Share of Freehold

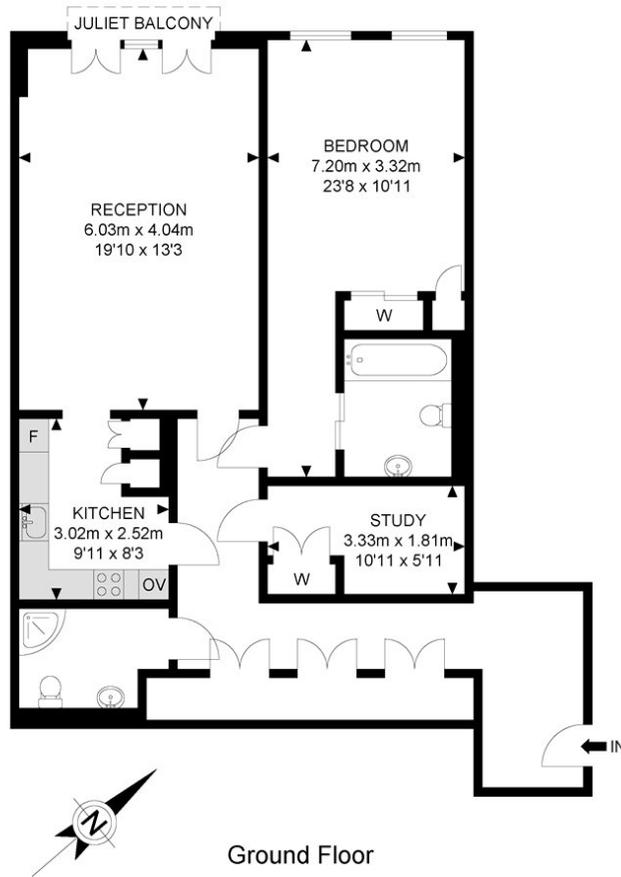
LOCAL AUTHORITY

EPC BAND B





Lancelot Place



Ground Floor
 APPROX. GROSS INTERNAL FLOOR AREA 980.59 SQ FT / 91.10 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 15.06 SQ FT / 1.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Photography and Floor Plan

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