

EGERTON GARDENS  
KNIGHTSBRIDGE SW3

# EGERTON GARDENS KNIGHTSBRIDGE SW3

Set behind the original period façade, this fine Victorian red brick building (5,819 sq ft/540 sq m) has been converted to provide three beautifully appointed apartments, each enjoying either private roof terraces or direct access to the communal gardens.







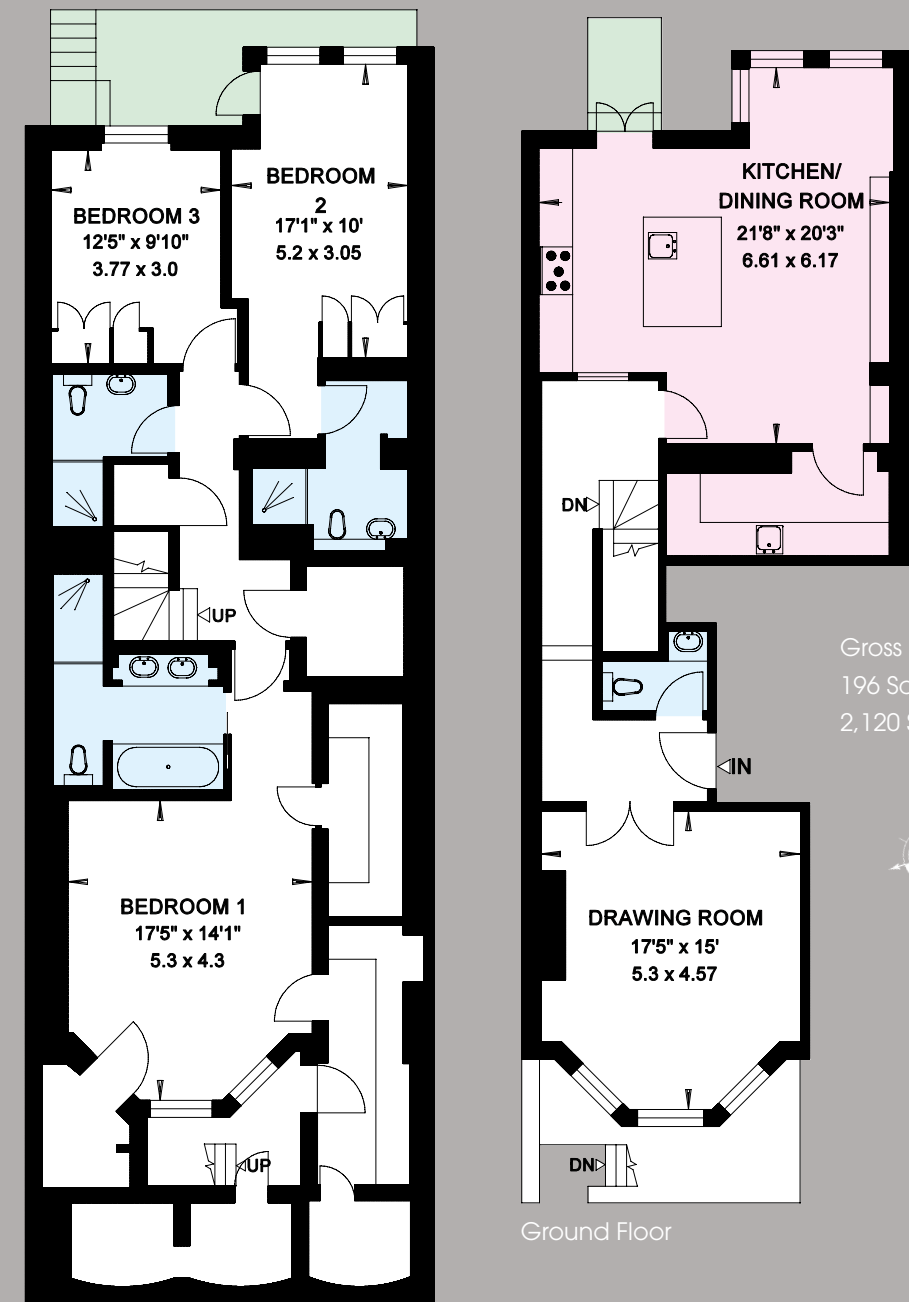
The building has been intelligently rearranged and meticulously refurbished with integrity to exacting standards to include the installation of a spacious lift, air cooling, under floor heating and integrated audio technology.

Egerton Gardens is one of London's finest residential addresses, being well placed for all the many facilities of both Knightsbridge and South Kensington.



An exquisite ground floor maisonette, with a wonderful kitchen/dining room leading directly onto the communal gardens.

apartment one



Gross Internal Area  
196 Square Metres  
2,120 Square Feet



Lower Ground Floor

Ground Floor





apartment one



apartment three



apartment three



apartment three



apartment two



apartment one



apartment three



apartment three



apartment one



apartment three



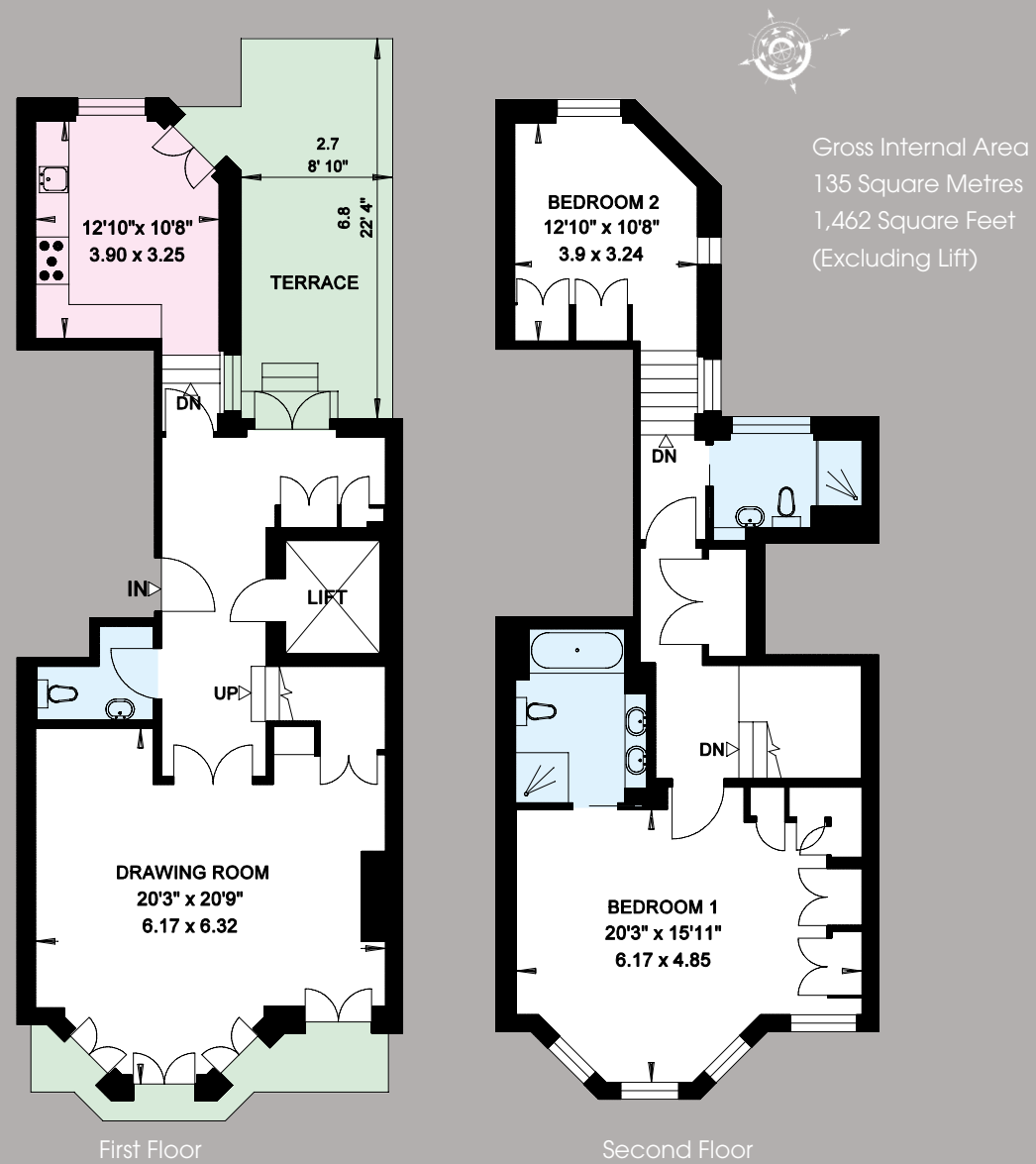
apartment two





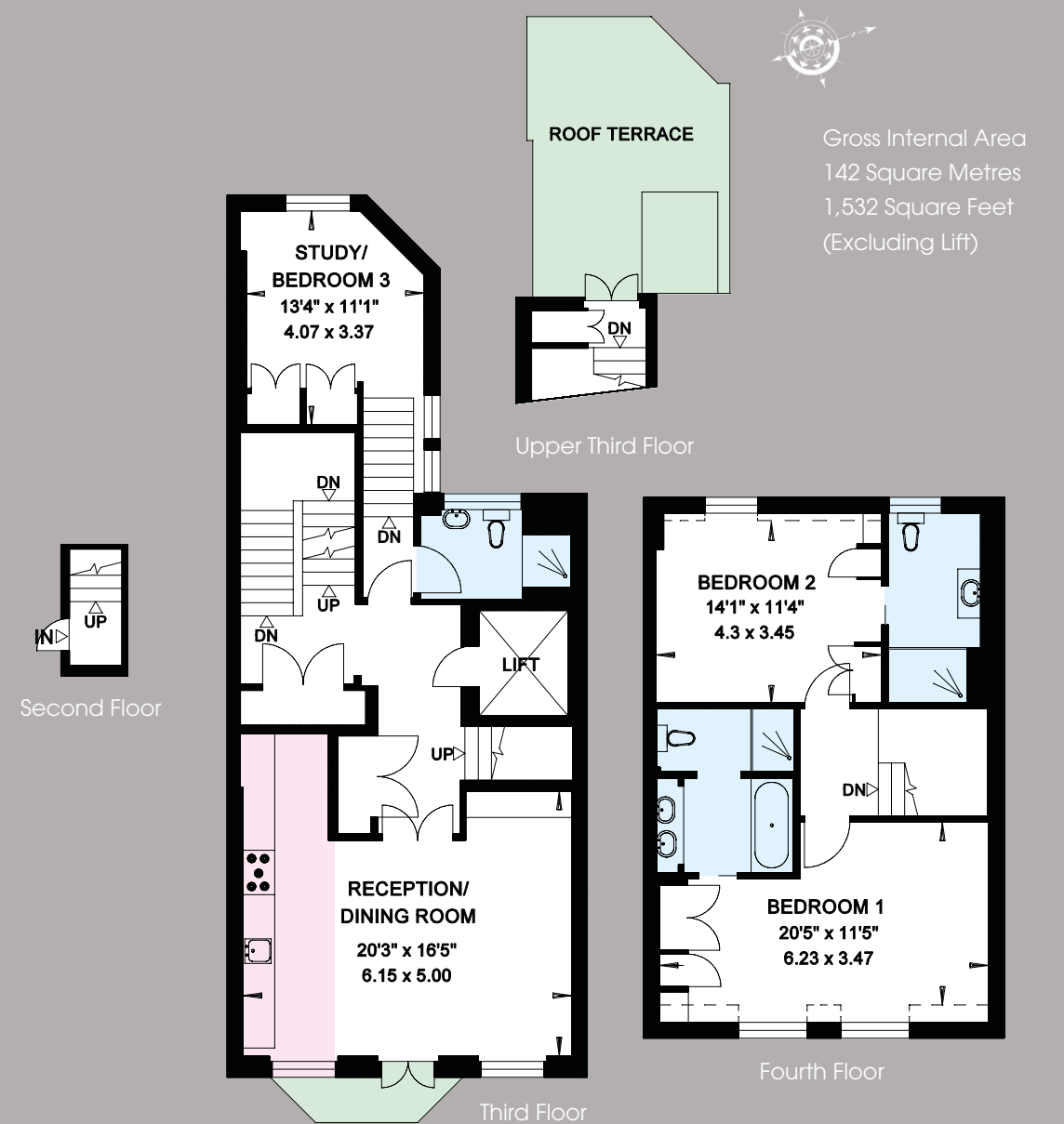
## apartment two

An elegant first floor maisonette, with a large decked terrace overlooking the central communal gardens.



## apartment three

A bright contemporary styled Penthouse maisonette with direct lift access, decked terrace and enjoying far reaching southerly views.



# SPECIFICATION

## General

- Knauf soundproofing insulated floors throughout
- Lutron lighting system to principal rooms with individually programmable mood settings
- Integrated audio control system with surround ceiling speakers to principal rooms
- Cat 6 cabling network throughout
- Golmar video door entry system
- Stannah 8 person passenger lift
- Burglar alarm with passive infra red sensors
- Hard wired heat and smoke alarms
- Gas working fireplaces by Chesney's



## Finishes

- Solid oak herring bone parquet flooring to reception rooms and hallways
- Bedroom carpets by Zoffany
- Bespoke wardrobes with oak linings and handleless drawers
- Bespoke oak doors to reception rooms
- Custom made doors with chromed Franchi ironmongery

## Plumbing / Heating / Comfort Cooling

- Under floor heating throughout with individual zone controls
- Independent gas central heating with 300lt hot water pressured system
- Full specification Mitsubishi air cooling system to all principal rooms

## Kitchens

- Nicholas Anthony Y-line handleless kitchens with crystal coloured fronts
- Soft close drawers and door hinges with walnut interior accessories
- LED integrated under counter lighting
- 20mm Nebular Silestone Series composite worktop in Altair
- Toughened 6mm back painted glass splashbacks
- Gaggenau Vario 400 steel interior fridge freezer with internal ice maker
- Gaggenau oven and microwave
- Siemens five burner gas hob and dishwasher
- Undermounted stainless steel sink
- Quooker boiling water tap

## EPC Rating

- Apartment One            Band C
- Apartment Two           Band D
- Apartment Three         Band C

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