

Approximate Gross Internal Area :
2022 sq. feet / 187.82 sq. metres

Illustration for identification purposes only.
NOT TO SCALE

- Extensive state-of-the-art audio/visual system throughout
- Cat 5 cabling for voice and data
- Zoned cinema surround sound
- 24hr portage
- Passenger Lift
- Additional rear service access and service lift
- Access to private gardens
- The Knightsbridge School of Golf and Squash Court are located in the building

Terms

Tenure: Leasehold with approximately 144 years unexpired

Ground rent: £450 per annum with reviews

Service charge: approximately £19,000 per annum

Guide Price: £3,500,000 subject to contract

The apartment is available fully furnished and equipped at an additional cost of £275,000

Sotheby's

INTERNATIONAL REALTY

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26a CONDUIT STREET, MAYFAIR,
LONDON W1S 2XY

WWW.SOTHEBYSREALTY.COM

Development by Oakhurst
www.oakhurstproperty.co.uk

Interior design by April Russell
www.aprilrussell.com

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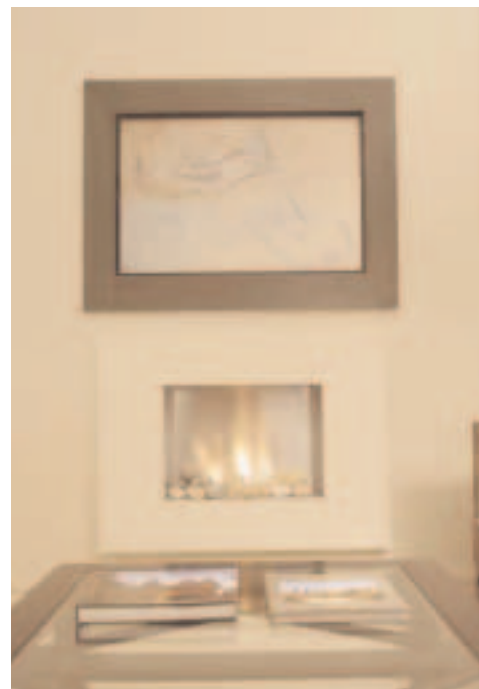
STRUTT & PARKER

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47 Lowndes Square

KNIGHTSBRIDGE
LONDON SW1X 9JU



Lowndes Square is one of London's finest locations quietly situated in the heart of Knightsbridge

A laterally arranged fifth floor apartment comprehensively refurbished and interior designed by April Russell to a twenty first century standard

- 29ft. double reception room with views over the private gardens
- Advanced air conditioning system throughout
- Communal Central heating
- Under floor heating to all stone floors
- Bespoke joinery including kitchen, dressing room and bathroom furniture
- Gourmet kitchen in Black American Walnut and honed Black Zimbabwe Granite work surfaces featuring:
 - o Integrated Gaggenau, Miele and Leibherr equipment
 - o Wireless internet access with integrated drop down LCD screen
- Specialist paint finishes
- Central Station alarm system
- Video entry system
- Lutron lighting system

