



Ovington Square, London
SW3



Beyond your expectations

A very attractive and spacious one bedroom apartment

Hamptons International

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Reception Room which Benefits From Direct Views Over The Garden Square | Kitchen | Bedroom | Shower room

Asking Price £1,295,000 Share of Freehold

Description

A very attractive and spacious one bedroom raised ground floor apartment in this beautiful stucco fronted period building situated in the heart of Knightsbridge. Accommodation is very well presented throughout comprising of a reception room with very generous ceiling heights also benefiting from direct views over the garden square, a well presented kitchen, bedroom and a luxurious shower room. Ovington Square is wonderfully located just off Brompton Road and moments from Harrods. The property is held on a share of freehold and features entitlement to the use of communal gardens of Ovington Square.

Location

The flat is located on the west side of this pretty garden square in Knightsbridge, between the Brompton Road and Walton Street. The Property is in close proximity to all the facilities that Knightsbridge offers especially the shops and restaurants including Harrods. Additionally, the square is well placed for good transport connections including the Piccadilly Line and access to the M4 motorway.

Additional Information

Local Authority: Royal Borough Of Kensington & Chelsea

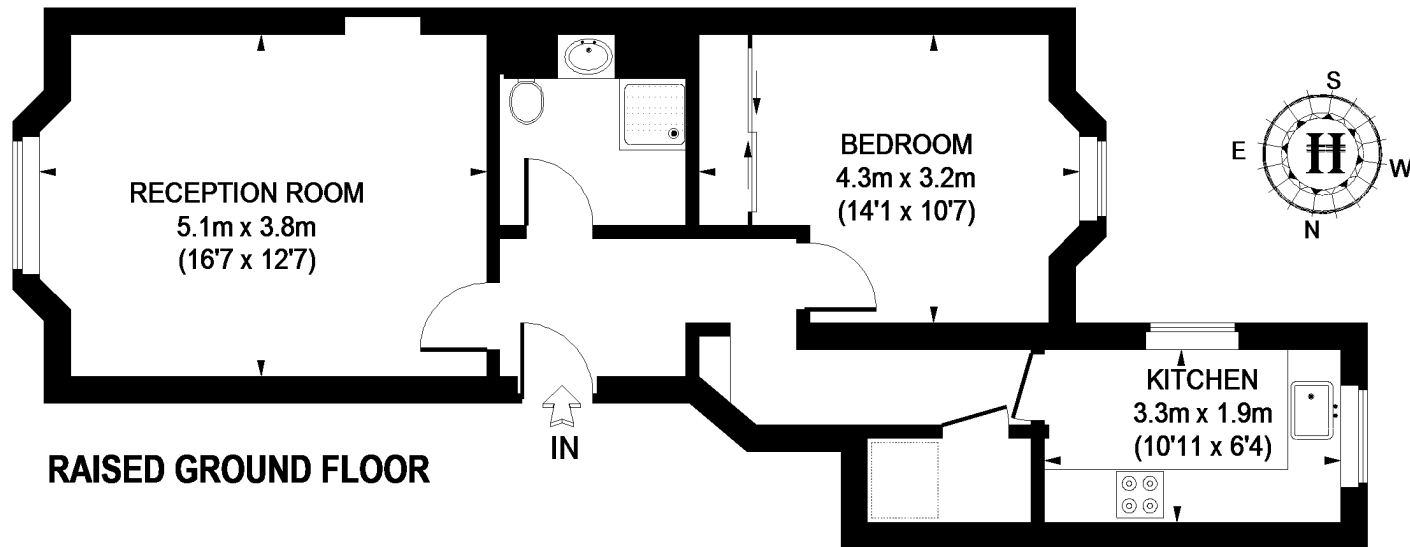
Council Tax: Band G

Tenure: Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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	

OVINGTON SQUARE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM) = 581 SQ. FT. (54 SQ. M.)
REDUCED HEADROOM = 11 SQ. FT. (1 SQ. M.)
TOTAL = 592 SQ. FT. (55 SQ. M.)

 = REDUCED HEADROOM BELOW 1.5 M / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID111455)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

