



Lifestyle is Key

Charles Sinclair

SINCE 1969

13 Clapham High Street
Clapham / London SW4 7TS

Estate and Letting Agents

Tel: 020 7622 1180
Fax: 020 7720 8800

www.charlessinclair.com
sales@charlessinclair.com
lettings@charlessinclair.com



Ovington Court, Brompton Road, Knightsbridge, SW3

£1,950,000 Leasehold

- Prime location
- Private portered Manson Block
- Spacious Reception
- Modern fitted kitchen
- 2 Double Bedrooms
- 2 Bathrooms
- Ample storage throughout
- Air Conditioning

A designer finished and well proportioned 1st floor apartment within a private portered mansion block in Knightsbridge. Comprising modern fitted kitchen and bathrooms, good size bedrooms with ample built in storage, spacious hallway with additional storage and air conditioning. Offering a prime location with dual aspects over Ovington Gardens and Knightsbridge shopping district.

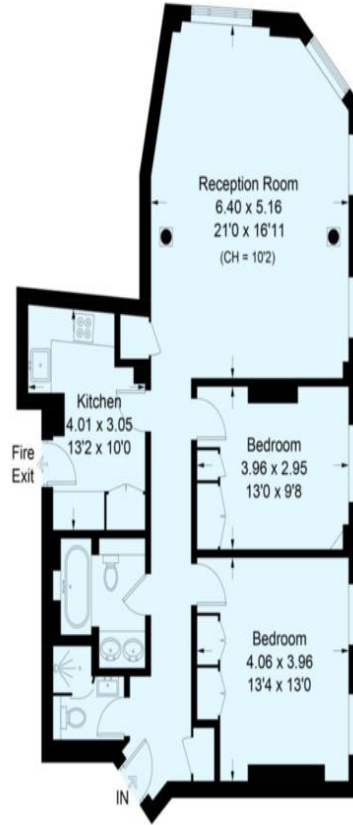


Registered Office: 591 London Road, North Cheam, Surrey SM3 9AG. Company Registration No: 4568191



Ovington Court, Brompton Road, SW3

Approximate Gross Internal Area
 91.7 sq m / 987 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (0371007)

Energy Efficiency Rating		Environmental (CO ₂) Impact 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	51	56	(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

LOCATION

This charming apartment is ideally situated in the internationally renowned Knightsbridge shopping district of Brompton Park. With Harrods, Harvey Nicholls and the various boutiques, restaurants and cafes of Knightsbridge all within a short walk, this lateral flat is extremely well located. The mansion block offers a high level of security with on site porter, lift and intercom entry. Also, within proximity to Knightsbridge Underground Station.

**DESCRIPTION**

A designer finished, and well proportioned, lateral 2-bedroom apartment situated on the first floor (with lift) of a private period mansion block. Offering a good sized fitted kitchen with breakfast bar, spacious lounge, 2 modern bathrooms, 2 sizeable double bedrooms with built in storage, large hallway with ample storage and air conditioning. The property is in good order with a long lease of 147 years remaining.

Tenure	Leasehold
Lease Expires	147 Years Remaining
Service Charge	TBC
Ground Rent	TBC
Local Authority	Kensington and Chelsea Royal Borough Council

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy them by inspection or otherwise as to the accuracy of the statements contained therein. These details do not constitute any part of any offer or contract. Charles Sinclair Ltd and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Charles Sinclair Ltd or the vendors.