

# Flat 3, 45 Lowndes Square

LONDON SW1



FLAT 3

# 45 Lowndes Square

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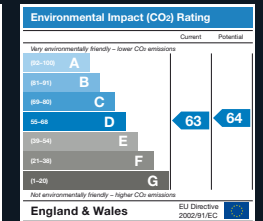
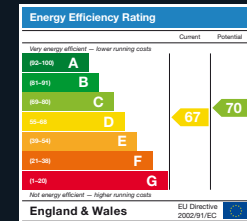
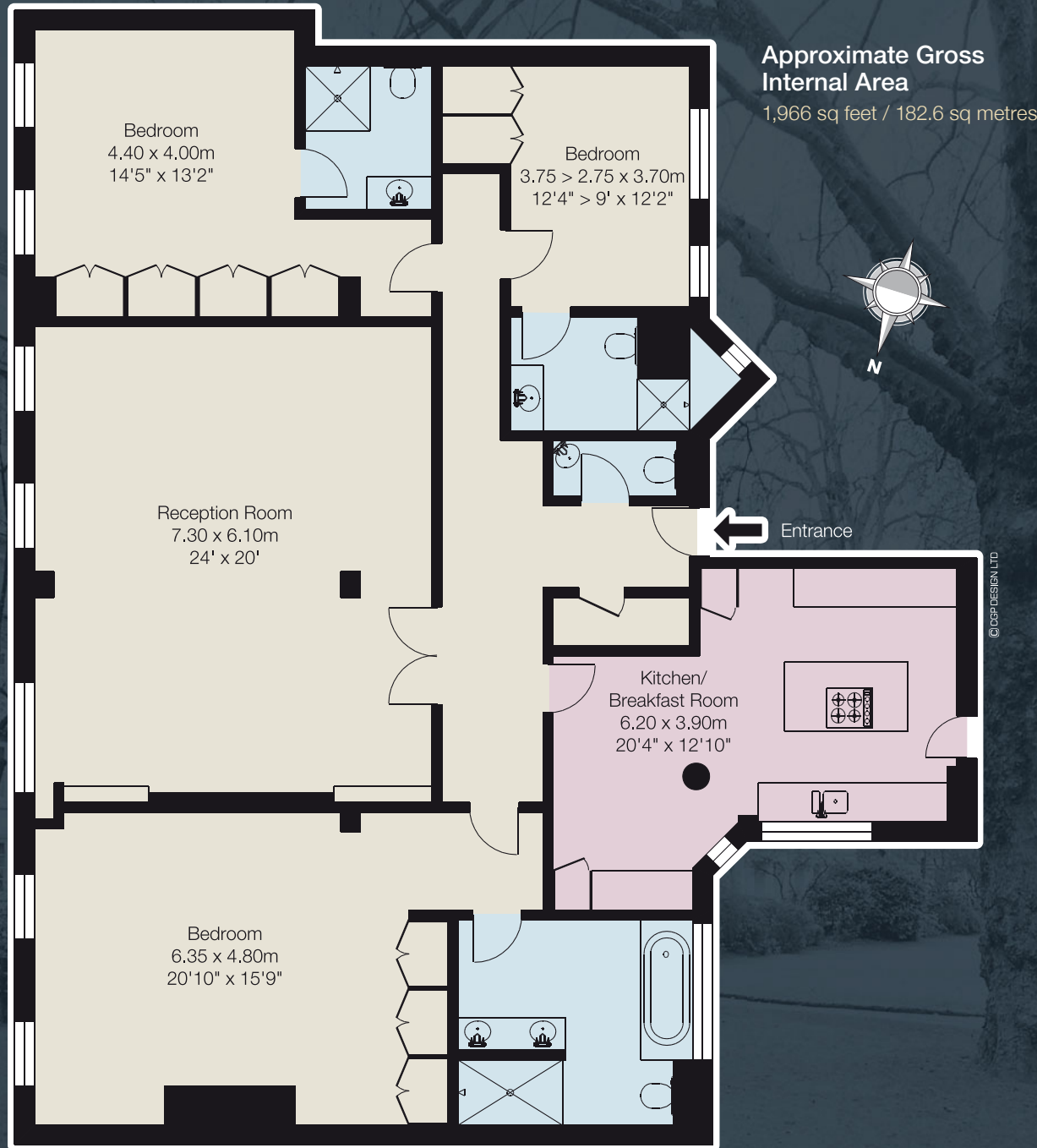
A first floor three bedroom flat, in superb condition throughout, overlooking the gardens of Lowndes Square.

## Specification

- Crestron Total Home technology
- Home theatre
- Audio visual distribution
- Airwell refrigerated air conditioning
- Luxury lacquered kitchen with Miele dishwasher, Miele extractor, Bosch washing machine and Bosch dryer
- Underfloor heating to all bathrooms and entrance hall
- Syrian walnut floors
- Bisque radiators
- ADT monitored security system
- 24 hour portorage
- Central heating and constant hot water
- Lift
- Access to private gardens

## Terms

- Lease:** Expires June 2059
- Ground Rent:** £1,000 per annum
- Service Charge:** £19,108 per annum (current)
- Local Authority:** City of Westminster
- Price On Application**
- Sole Agents:** Viewing by appointment with Marler & Marler 020 7235 9641



**NB:** We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. January 2012. CGP10804-FS05M. Photography and brochure by cgpdesign.com 020 7222 7222

**MARLER & MARLER**

020 7235 9641  
marlerandmarler.co.uk



First Floor