



## 25 KNIGHTSBRIDGE COURT, 12 SLOANE STREET, SW1

A bright and well-arranged apartment on the eighth floor of the popular portered building at the northern end of Sloane Street. The flat benefits from far reaching easterly views over London from the principle rooms.

3 Bedrooms : Bathroom : 2 Shower Rooms : Reception Room : Kitchen : Porter

£3,450,000 LEASEHOLD



## **Terms and Conditions**

**Tenure:** Leasehold

**Price:** £3,450,000 Subject To Contract

### **Misrepresentation Act 1967**

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

# Knightsbridge Court, Sloane Street, SW1

Gross internal area (approx.)

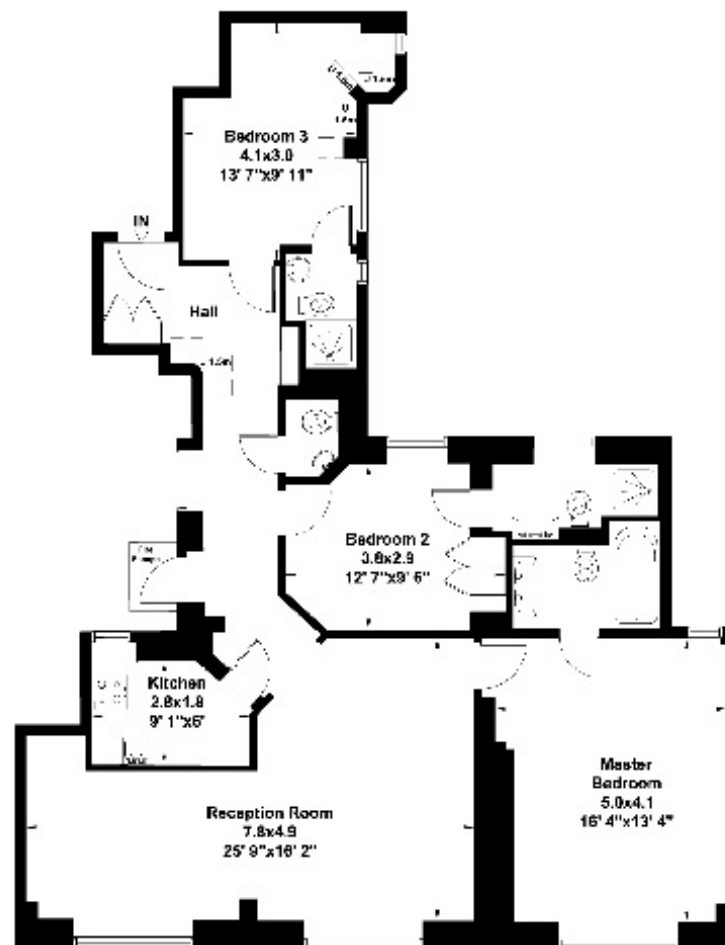
111 Sq m (1193 Sq ft) Including Under 1.5m

109 Sq m (1176 Sq ft) Excluding under 1.5m

For Identification only, Not to Scale



Floor Plan by **capital group** 020 9971 7722



**Eighth Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	