

OVINGTON GARDENS, KNIGHTSBRIDGE SW3
£785,000

Carter Jonas

OVINGTON GARDENS, SW3

This modern one bedroom apartment is presented in good condition throughout and is incredibly quiet due to the rear position within the building with roof top views across Knightsbridge. The almost floor to ceiling windows maximise the natural light and enhance the views. EPC rating: D

Hereford House is well positioned in Ovington Gardens well placed for the diverse and exclusive boutiques and restaurants of Knightsbridge and South Kensington as well as world-class museums such as the V&A and Natural History Museum.

Reception with fully fitted open-plan kitchen, double bedroom, shower room. Wood floors. Lift.

Leasehold - approximately 130 years remaining
Service charge (incl sinking fund) - c £11,000 per annum
Ground rent - not applicable

Royal Borough of Kensington & Chelsea -Council tax band: G

For the latest information on broadband and mobile coverage, please visit Ofcom's website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

AMENITIES

- Fifth floor with lift
- Excellent views & natural light
- Open-plan reception/kitchen
- Double bedroom with built-in storage
- Shower room
- Closest underground station: Knightsbridge & South Kensington

TENURE Leasehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

EPC BAND D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

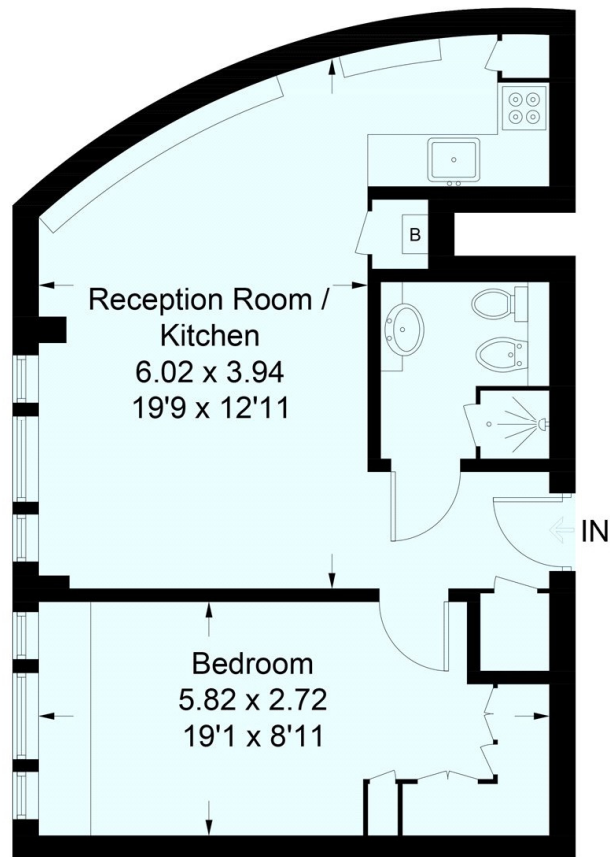
A BRIGHT ONE BEDROOM APARTMENT LOCATED ON THE FIFTH FLOOR (WITH LIFT) OF THIS POPULAR PURPOSE BUILT APARTMENT BLOCK WITH LIFT IN THE HEART OF KNIGHTSBRIDGE. EPC RATING: D





Hereford House, Ovington Gardens, SW3

Approximate Gross Internal Area
49.6 sq m / 534 sq ft



Fifth 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. (ID321715)

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Classification L2 - Business Data