



Flat 3.2, 10 Lancelot Place, London SW7 1DR

Guide Price £6,950,000

Subject To Contract Leasehold

This sensational apartment has been the subject of an extensive refurbishment programme and features a large open-plan double aspect reception room connected to a spacious dining room that is located just off the newly fitted kitchen. There are also two double bedrooms, the principal with a large en suite and the second bedroom with the shower room located directly opposite. 10 Lancelot Place is an extremely well managed, purpose-built residential building offering 24 hour concierge and security. Additional amenities include secure underground parking, a fully equipped gym, swimming pool and spa facilities, including a sauna and a steam room. Set back from the Brompton Road, but located close to Harrods on one side and Hyde Park on the other, Lancelot Place occupies the ideal position for its residents. There is easy access to the many famous restaurants and shops in Knightsbridge, whilst also being a short distance from the green open spaces of Hyde Park.

2 Bedrooms : Shower Room : En Suite Bathroom : Reception Room : Dining Room : Kitchen : Lift : Parking : 24 Hour Security : 24 Hour Concierge : Leisure Facilities : EPC Rating B



Terms and Conditions

Price

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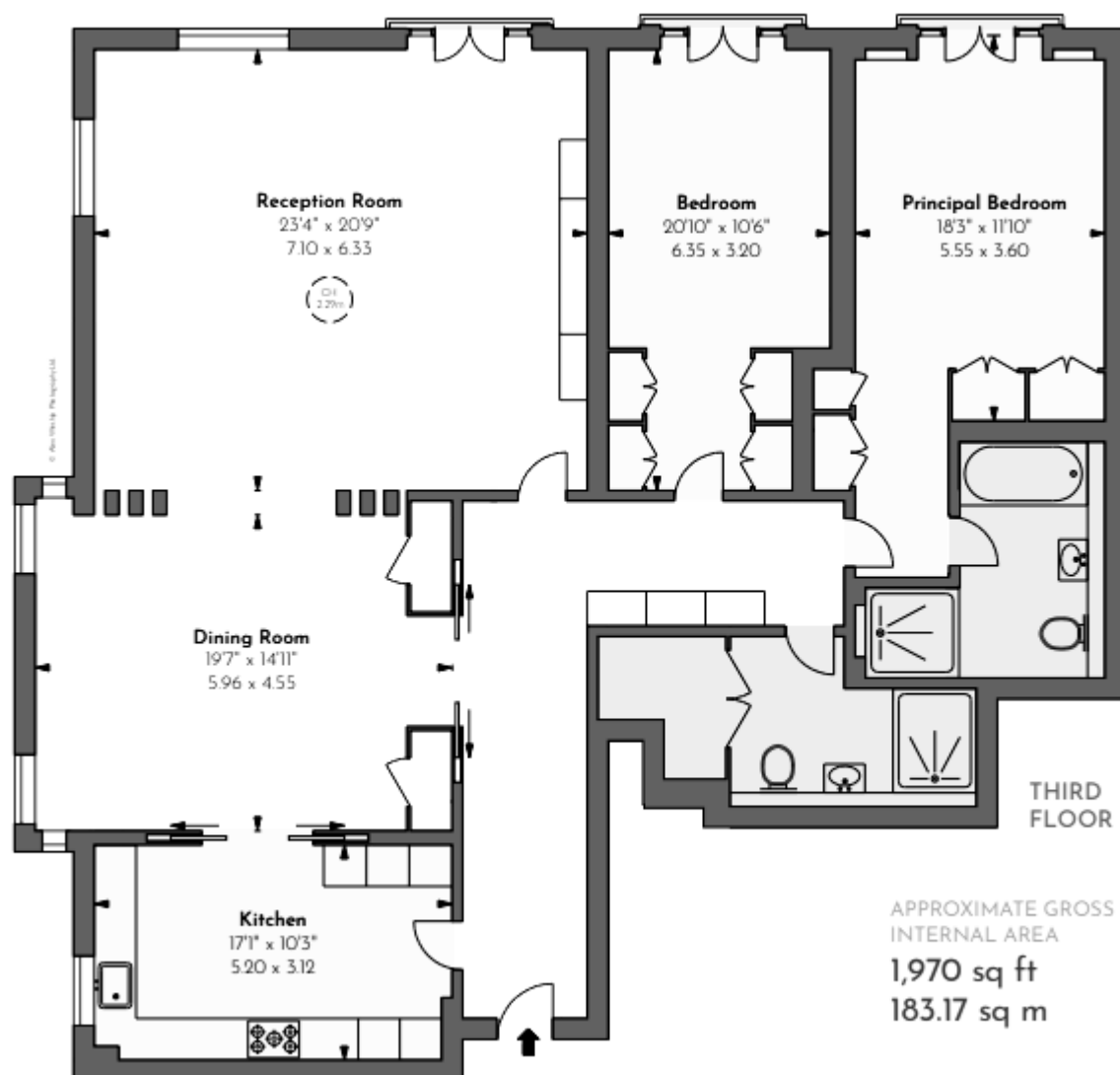
Tenure

Leasehold, (approximately 983 years unexpired, expiring 1st January 3005)


Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.