

TO
LET



Flat 61, Princes Court, 88 Brompton Road, Knightsbridge, London SW3 1ET

£1,150 p/w

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PROPERTY DESCRIPTION

A super modern two bedroom apartment on the 7th floor of this purpose built block, offering views over Trevor Square and Knightsbridge from the main rooms. The flat has been recently refurbished and offers contemporary décor throughout. Princes Court is situated on the Brompton Road directly opposite Harrods so is ideally located for all the amenities of Knightsbridge, Sloane Square and Hyde Park. EPC- D, Council Tax Band (Westminster)- F, Security Deposit - 6 weeks rent. Leasehold - expires 1st Jan 2097, EPC - D, Council Tax (Westminster) - Band F, Service Charge (2023- 24) £6,131.36 per quarter, Ground Rent £90 pa. Utilities- Gas Water and Electricity- all mains supplies: Gas Central Heating: Mobile - good coverage available: Broadband -good coverage available: Parking- Resident's Parking Permit required from Westminster (fee payable).

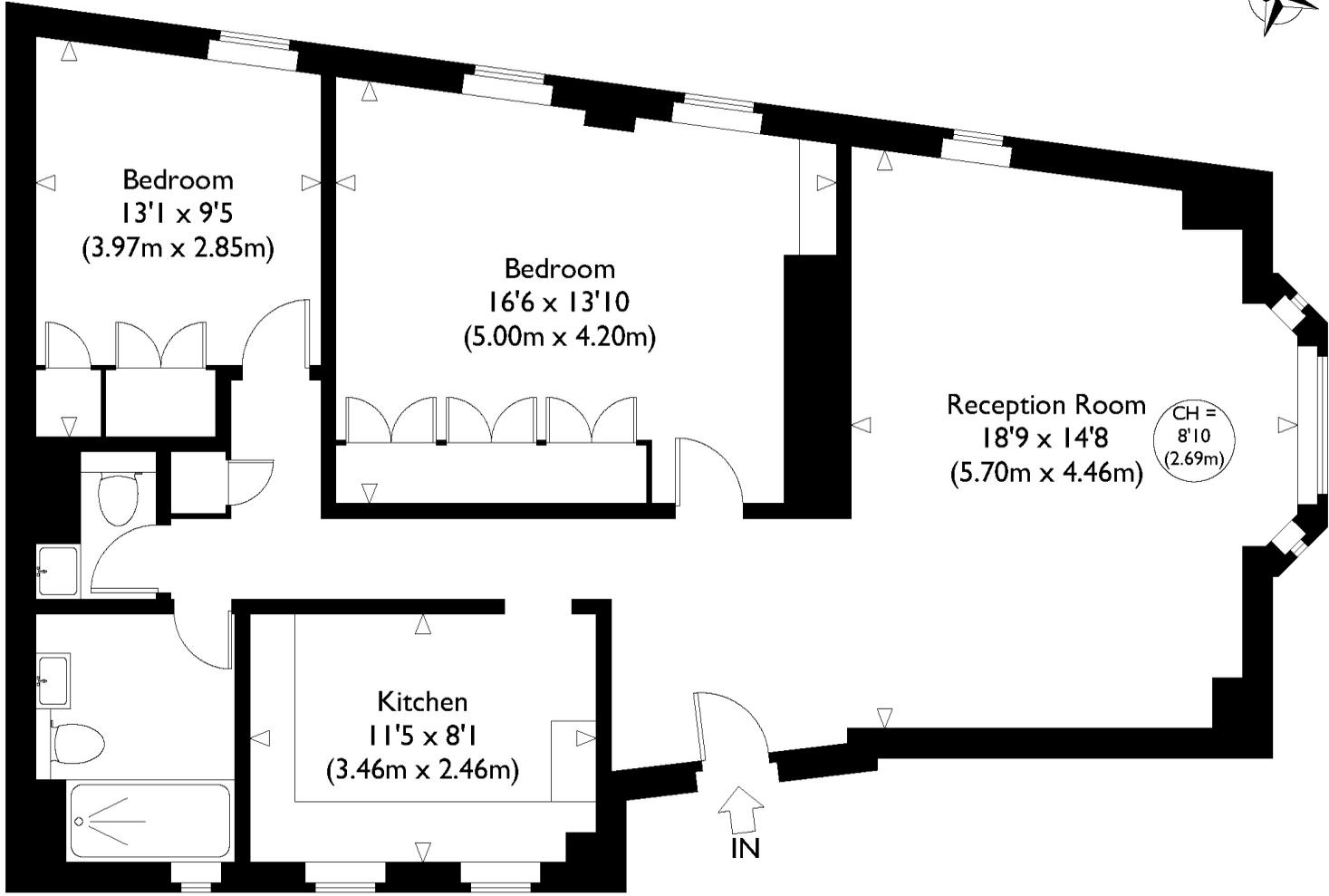
Living Room With Dining Area : Kitchen : Principle Bedroom : Second Double Bedroom : Bathroom : Guest Cloakroom : Porters : Lifts

ACCOMMODATION

- Living Room with Dining area
- Principle bedroom
- Second Double Bedroom
- Kitchen
- Bathroom
- Guest Cloakroom
- Porters
- Lifts



Princes Court



Seventh Floor

Approximate Gross Internal Floor Area : 887 sq ft / 82.4 sq m
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		77
(39-54)	E		
(21-38)	F		65
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			