



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **South Lodge, Knightsbridge, London**

An elegant 8th floor 2-bedroom lateral apartment in this exclusive purpose-built building with outstanding views over Hyde Park. The apartment provides bright and well proportioned accommodation. Entrance hall, kitchen, master bedroom with south-facing balcony and en-suite shower room; Second bedroom, shower room. The building also benefits from private secure underground parking and 24 hour concierge service.

South Lodge is situated on the corner of Knightsbridge and Trevor Place and is within walking distance of Harrods and all the many international amenities of the area found on Sloane Street and Brompton Road.



RECEPTION/DINING ROOM : KITCHEN/BREAKFAST ROOM : 2  
BEDROOMS : 2 SHOWER ROOM (1 EN-SUITE) : LIFT : 24 HR PORTER :  
SHARE OF FREEHOLD (951 YRS) : SERVICE CHARGE £7,000 PA APPROX.  
: COUNCIL TAX BAND H : EPC RATING C

**Asking Price £4,000,000**

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## **South Lodge, Knightsbridge, London**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £4,000,000

Lease: 951 Years

Service Charge: £7000 Annually Approx

#### **IMPORTANT NOTICE**

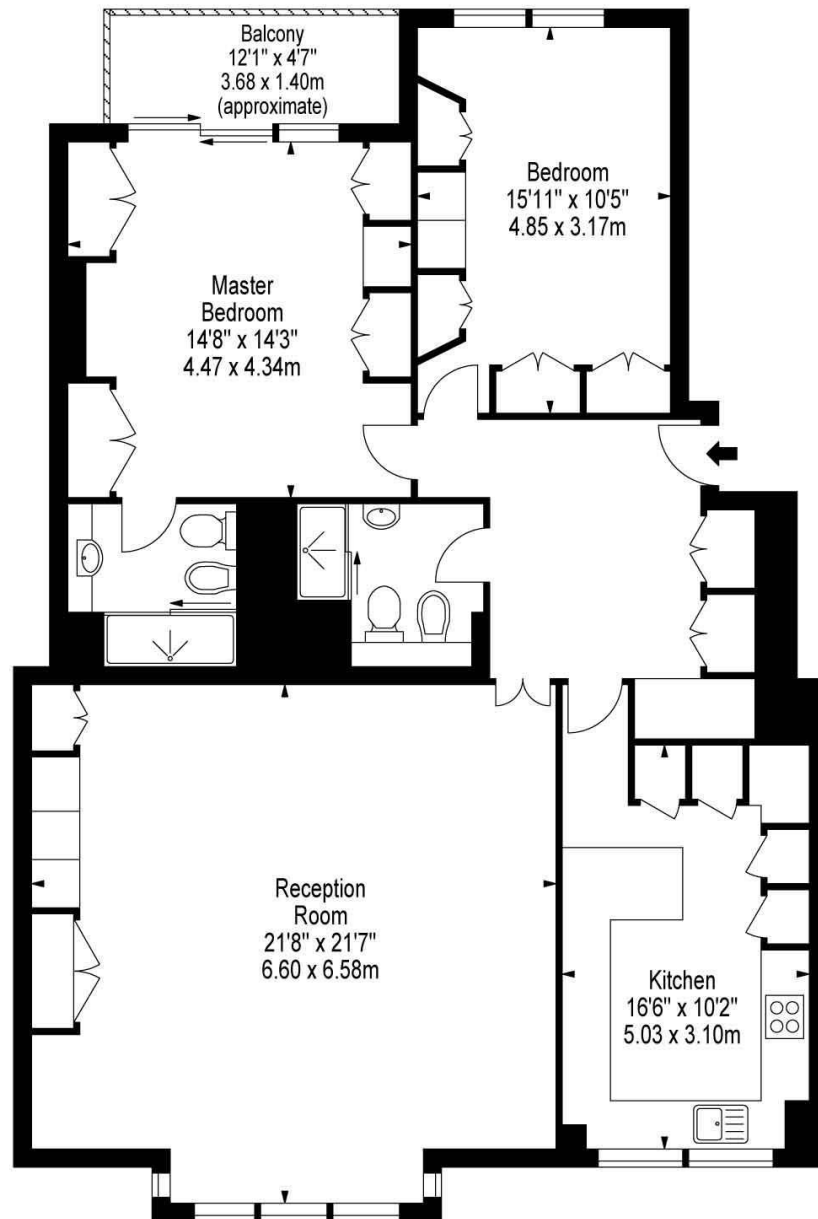
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





South Lodge  
245 Knightsbridge SW7




Eighth Floor

Approx Gross Internal Area **1281 Sq Ft - 119.00 Sq M**

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate  
Floor Plan by [www.elegantmediasolution.com](http://www.elegantmediasolution.com)




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	85
<b>England, Scotland &amp; Wales</b>	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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	80	87
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.