



Basil Street, SW3

£4,350,000 Leasehold

1738 sq ft (161 m²) • Air conditioning system throughout the property • Polished timber flooring • Bespoke wardrobe and bookcase cabinetry • Creston smarthome & Lutron lighting system • Excellent storage • Lift • Porter • Moments from Harrods • EPC H



Douglas
& Gordon



Situated in the heart of Knightsbridge, this immaculately presented three-bedroom lateral air conditioned apartment occupies the second floor of Washington House.

Welcomed by a spacious reception hall, the accommodation seamlessly unfolds to reveal two interconnected reception rooms. This area is generously proportioned leading onto a kitchen/breakfast area, three double bedrooms, each boasting its own en-suite bathroom.

There are two guest cloakrooms, ample storage solutions, and a charming balcony, accessed from the reception room, contribute to the allure of this exceptional property. Recently refurbished to exacting standards, the residence offers a host of modern conveniences including full air conditioning, underfloor heating, Lutron lighting, and impeccably finished polished timber floors.

Located on Basil Street, this residence enjoys a prime location in the heart of Knightsbridge. Being only a 3 minute walk to Knightsbridge Station, this stunning property is very well connected to transport. Residents benefit from immediate access to the renowned shopping destinations of Harrods and Sloane Street, as well as an array of exquisite dining options and luxury hotels. Hyde Park, Chelsea, and South Kensington are within easy reach.

Approximate gross floor area:
1738 sq ft (161 m²)
Includes Cellar or Storage
Space where applicable

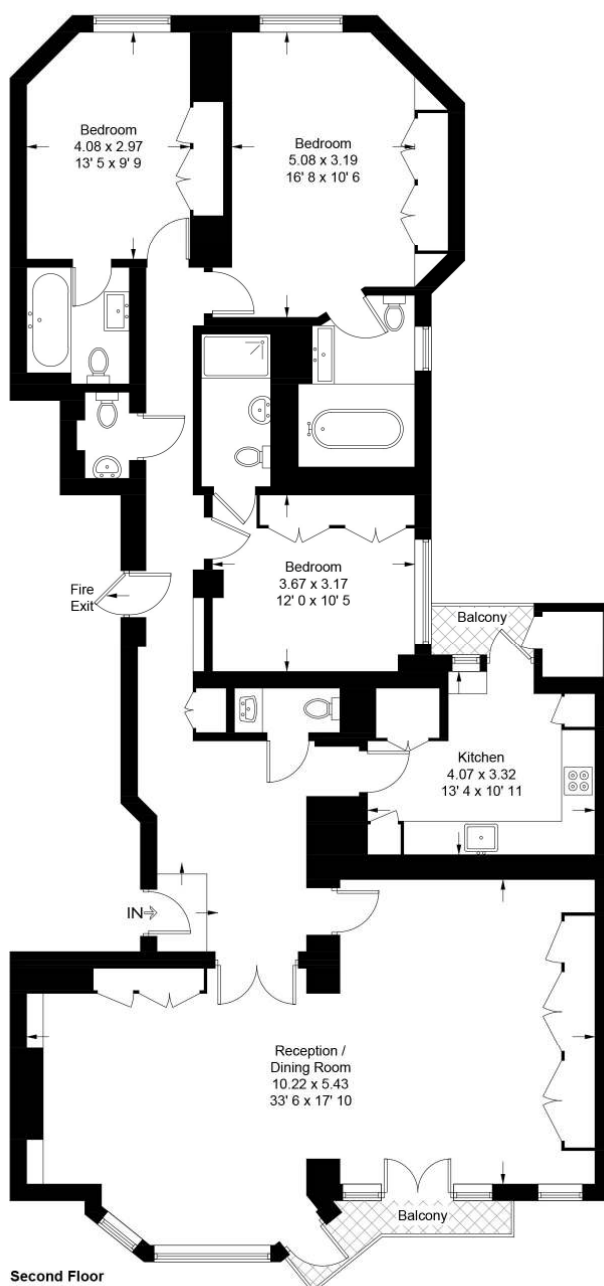
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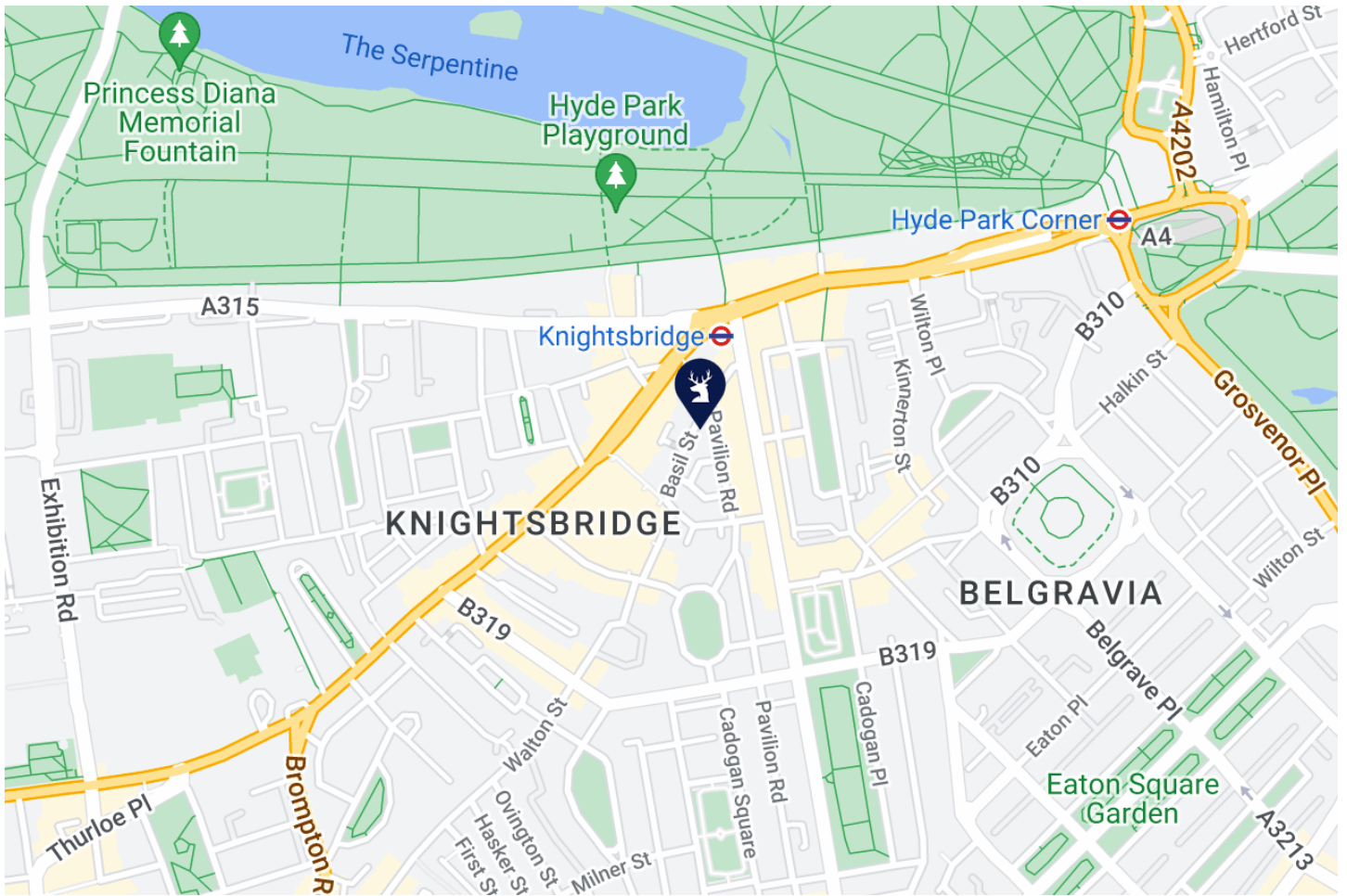
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party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 6 April 2024

Washington House

Approximate Gross Internal Area = 1724 sq ft / 160.2 sq m
Store = 14 sq ft / 1.3 sq m
Total = 1738 sq ft / 161.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Good to know

Nearby station: Knightsbridge
 140m (1 mins) (Line of sight)
 Gross floor area: 1738 sq ft (161 m²)
 Local authority: Kensington & Chelsea
 Council tax band: H
 Service charge: £20,052.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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