

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

IMMACULATE RESIDENTIAL APARTMENT



17 Basil Mansions, Basil Street
Knightsbridge, London, SW3 1AP

- Beautifully presented first floor, three-bedroom luxury apartment
- 2 reception rooms, dining room, kitchen, master bedroom suite with steam room, dressing area and bathroom, and 2 further bedrooms with ensuites
- Total floor space approx 2,650 sq ft (246 sq m) plus basement storage
- Within prestigious apartment building located just in front of Harrods
- 24hr security, resident porter/concierge and Harrods parking

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17 Basil Mansions

Knightsbridge, London

LOCATION

The property is situated in the heart of the exclusive residential and retail district of Knightsbridge, which lies to the south of Hyde Park. Further south the district fades into Chelsea, with Belgravia to the east and South Kensington to the west. It is served by Knightsbridge tube station on the Piccadilly line, and Sloane Square tube station on the District and Circle lines.

Knightsbridge is home to many luxury shops, including Harrods and Harvey Nichols department stores, and flagship designer stores such as Jimmy Choo, Manolo Blahnik and Prada. Some of London's most renowned restaurants are here, as well as exclusive hair and beauty salons and fashionable bars and clubs.

Basil Mansions is situated to the south side of Basil Street between the top of Sloane Street and Harrods, close to all amenities and a couple of minutes walk from Knightsbridge underground station. Hyde Park is only a short distance away.

DESCRIPTION

A superb first floor, three-bedroom family apartment in this prestigious, portered Victorian mansion block situated in the heart of Knightsbridge, a stone's throw away from the iconic Harrods.

The apartment has been refurbished to a very high standard by the current owner with specialist wall finishes and air cooling to the main rooms. It is tastefully furnished and benefits from a mixture of carpeted and marble tiled floors, double glazing and central heating throughout.

Accessed from the ground floor, the accommodation provides a grand entrance/reception hall opening into an elegant lounge, dining room, large kitchen, and small bathroom/cloakroom. The master bedroom incorporates a separate steam room and dressing area with ensuite bathroom off, and there are two further bedrooms with ensembles.

The property also benefits from basement storage and Harrods parking. The building has 24hr security, a resident porter/concierge and passenger lift.

SERVICES

We understand that all mains services are available or connected to the property, including central heating and air cooling systems. It should be noted that we have not tested these services and interested parties should make their own enquiries.



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



TENURE

Long Leasehold: The property is available to purchase long leasehold with approximately 983 years remaining on the existing 999 year lease at a peppercorn rent; plus a share in the management company that owns the freehold interest.

PRICE

Price upon application - please contact the selling agent for further details.

SERVICE CHARGE

We understand a service charge is payable by the owners/residents of the apartments within Basil Mansion. It is currently set at approximately £14,000 per annum. Details available upon request.

LOCAL AUTHORITY

The Royal Borough of Kensington and Chelsea
Town Hall
Homton Street
London W8 7NX
Tel: 020 7361 3000

COUNCIL TAX

According to the Directgov website the property falls within Band H for Council Tax purposes.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.



Printcode: 2015522

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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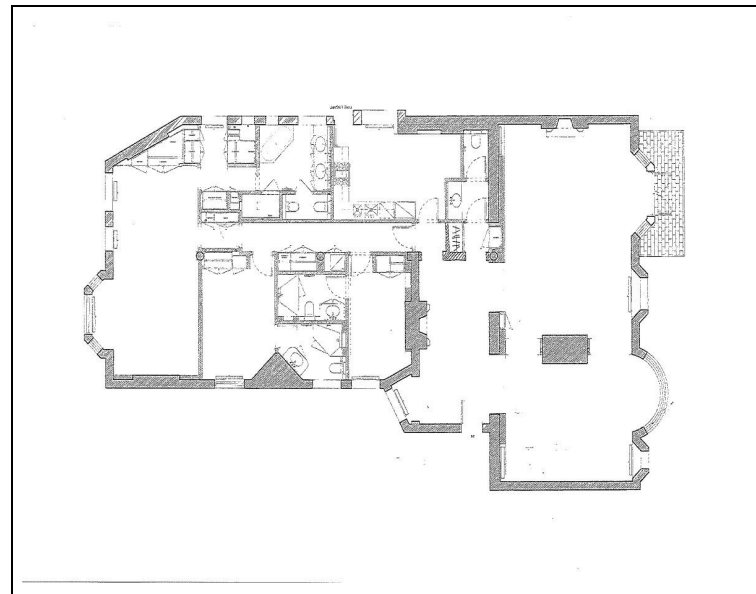
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ACCOMMODATION

Entrance/reception hall	11ft 4ins x 24ft 3ins
Lounge	18ft x 28ft 9ins
Dining room	14ft 6ins x 18ft
Small bathroom/cloakroom	
Kitchen	17ft 6ins x 10ft
Bedroom 1 (master suite)	25ft 6ins x 11ft 8ins
Steam room	
Dressing room with ensuite off	
Bedroom 2	15ft 8ins x 10ft 2ins
Ensuite	
Bedroom 3	13ft 6ins x 8ft
Ensuite	
Total Gross Internal Area (approx)	2,650 sq ft (246 sq m)

FLOOR PLAN/LAYOUT



PLANNING

Land in Knightsbridge is for the most part identified by the City of Westminster as strengthened planning law-governed Conservation Areas: Albert Gate, Belgravia, Knightsbridge, and Knightsbridge Green. Properties must be offered here by developers as refurbished flats or houses meeting the enhanced architectural demands in the local Conservation Areas policy of the Local Plan. Prospective purchasers are advised to make their own enquiries in this regard.

VIEWING

Strictly by prior appointment with the agent's Telford office:

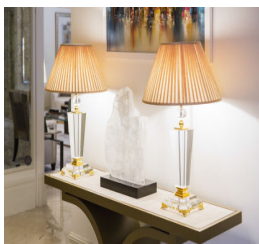
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Quote Ref: JAGD/3131



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