



**Immaculate Residential
Apartment**

FOR SALE

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



Description

A superb first floor, three-bedroom family apartment in this prestigious 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 dressing area with steam room, dressing room and bathroom off. There are two further bedrooms with ensembles.

The building benefits from 24hr security and a resident porter/concierge. It is also served by a passenger lift as well as stairs.

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.

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.

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.

Tenure

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

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. Interested parties are advised to make their own enquiries in this regard.



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)

Price

Price upon application – Please contact the selling agent for further details

Local Authority

The Royal Borough of Kensington and Chelsea, Town Hall, Homton Street, London, W8 7NX

Rateable Value

According to the Valuation Office Agency/Directgov website the property falls within Band H for Council Tax purposes.

Legal Cost

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

Viewing

Strictly by prior appointment with the Agent

FLOOR PLAN/LAYOUT

