

OVINGTON GARDENS, KNIGHTSBRIDGE SW3
£700,000 Guide Price

Carter Jonas

OVINGTON GARDENS, SW3

This modern one bedroom apartment is presented in good condition throughout and is incredibly quiet due to the rear position within the building with roof top views across Knightsbridge. The almost floor to ceiling windows maximise the natural light and enhance the views. EPC rating: D

Hereford House is well positioned in Ovington Gardens well placed for the diverse and exclusive boutiques and restaurants of Knightsbridge and South Kensington as well as world-class museums such as the V&A and Natural History Museum.

Reception with fully fitted open-plan kitchen, double bedroom, shower room. Wood floors. Lift.

Leasehold - approximately 130 years remaining
Service charge (incl sinking fund) - c £10,000 per annum but the seller has informed us this will be reduced following works Autumn 2026.
Ground rent - not applicable

Royal Borough of Kensington & Chelsea -Council tax band: G

For the latest information on broadband and mobile coverage, please visit Ofcom's website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

AMENITIES

- Fifth floor with lift
- Excellent views & natural light
- Open-plan reception/kitchen
- Double bedroom with built-in storage
- Shower room
- Closest underground station: Knightsbridge & South Kensington

TENURE Leasehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

EPC BAND D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

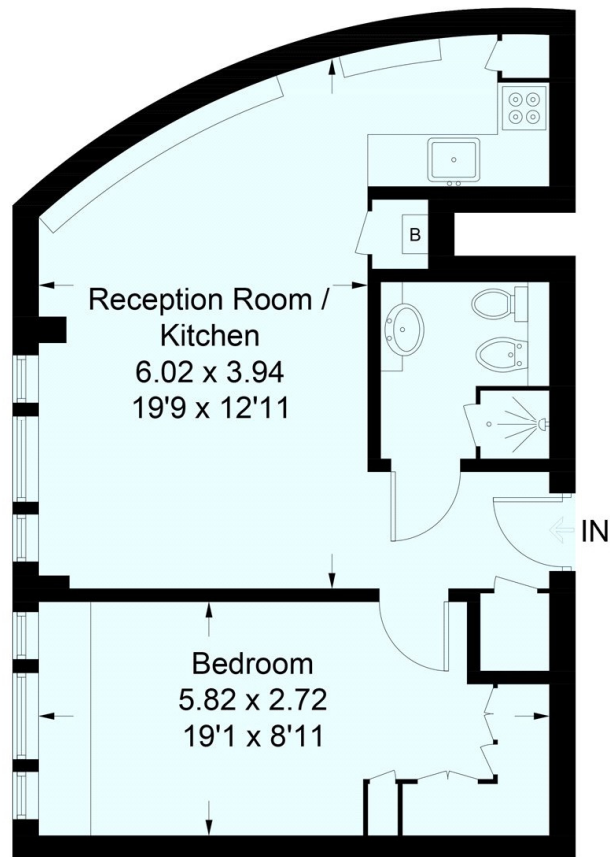
A BRIGHT ONE BEDROOM APARTMENT LOCATED ON THE FIFTH FLOOR (WITH LIFT) OF THIS POPULAR PURPOSE BUILT APARTMENT BLOCK WITH LIFT IN THE HEART OF KNIGHTSBRIDGE. EPC RATING: D





Hereford House, Ovington Gardens, SW3

Approximate Gross Internal Area
49.6 sq m / 534 sq ft



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID321715)

Kensington & Chelsea 020 7584 7020

chelsea.sales@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data