

SLOANE STREET, KNIGHTSBRIDGE, LONDON SW1

£4,000,000



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Exceptional Refurbishment Opportunity in Prime Knightsbridge.

An outstanding development opportunity in the heart of prestigious Knightsbridge, this expansive three-bedroom apartment offers an impressive 1,862 sq ft of lateral living space, ideal for creating a bespoke luxury residence.

Set within an elegant residential building with porter service and lift access, the apartment features three generously sized bedrooms with en-suite bathrooms and a remarkable 32 ft reception room, providing the perfect canvas for a high-end refurbishment project.

Positioned at the northern end of Sloane Street, the property is just moments from Harrods, Harvey Nichols, and the world-class amenities of Knightsbridge. The open green spaces of Hyde Park are also just a short stroll away, further enhancing the lifestyle appeal of this exceptional location.

Ideal for discerning developers or end-users seeking to create a truly bespoke luxury home in one of London's most iconic neighbourhoods.



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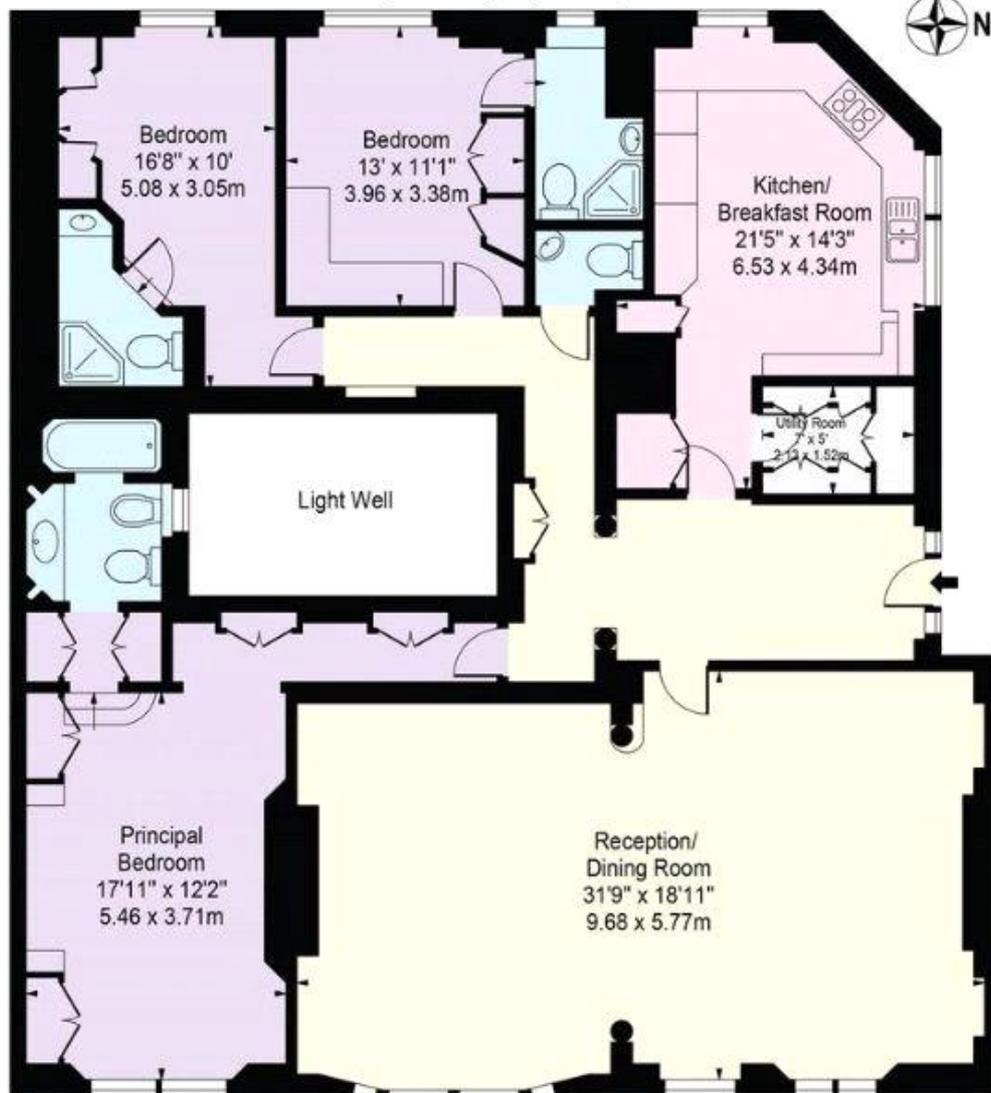
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# Sloane Street

Approx. Gross Internal Area 1868 Sq Ft - 173.54 Sq M  
(Excluding Light Well)



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



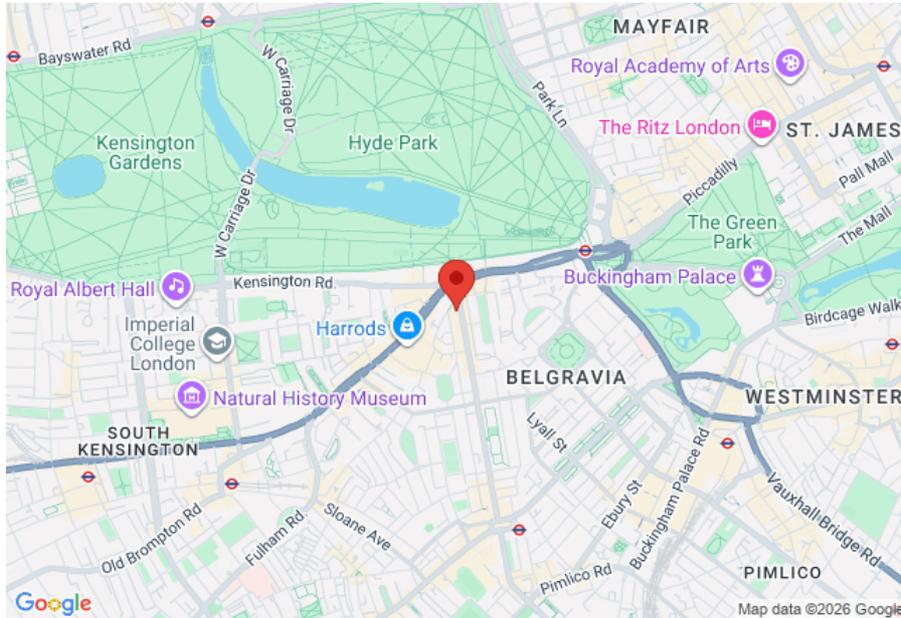
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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.



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FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

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