



Lennox Lodge, 54 Lennox Gardens
London SW1

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A very special ground and lower ground floor maisonette with its own private street entrance, access to square gardens and a long lease in this elegant and substantial corner building. This three bedroom apartment was completely refurbished to an exacting standard in 2003 and is immaculately presented providing well arranged and generously proportioned accommodation throughout, including an original ground floor drawing room with double aspect, dining room and kitchen/breakfast room.

Lennox Gardens is a highly regarded Knightsbridge square, located between Walton Street and Sloane Square, within easy walking distance of all the international amenities of the area.

Early viewing of this stunning apartment is highly recommended.

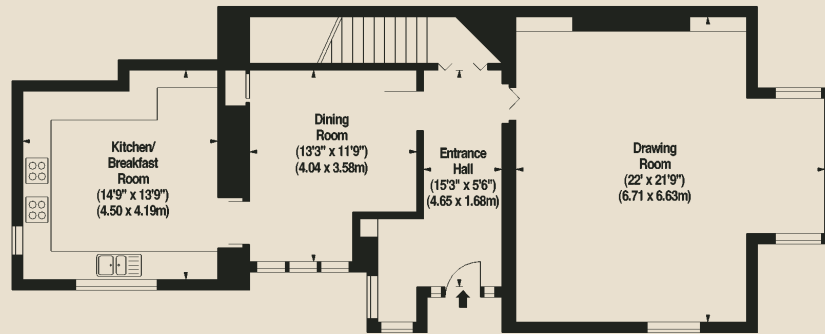
- **Own street entrance**
- **Entrance hall**
- **Drawing room**
- **Dining room**
- **Kitchen/breakfast room**
- **Master bedroom with en suite bathroom and walk-in dressing area**
- **Bedroom two with en suite bathroom**
- **Bedroom three**
- **Shower room**
- **Play area**
- **Laundry**
- **Cellar**
- **Storage**
- **Access to communal gardens**
- All floors laid to American oak
- Lutron lighting throughout
- CAT5 data network throughout
- Wireless broadband internet
- Crestron home entertainment system
- Beautiful dual aspect drawing room with listed original panelling, handsome mantelpiece with slate hearth, gas log fire
- Bespoke Smallbone kitchen in Mandarin Oak with granite work surfaces incorporating: Britannia 1200 cooker with double oven and extractor over, Miele dishwasher, Neff microwave, Subzero fridge/freezer with ice maker, Subzero wine cooler with two cooling drawers, banquette seating with storage under to one wall
- Ash lined fitted wardrobes and drawers in master bedroom and walk-in dressing area
- Italian interior designed marble bathrooms with under floor heating and anti-condensation mirrors
- Laundry area with butler's sink, Miele washing machine and Miele dryer
- Independent gas central heating and hot water
- Access to Lennox Gardens
- Storage vault

Terms

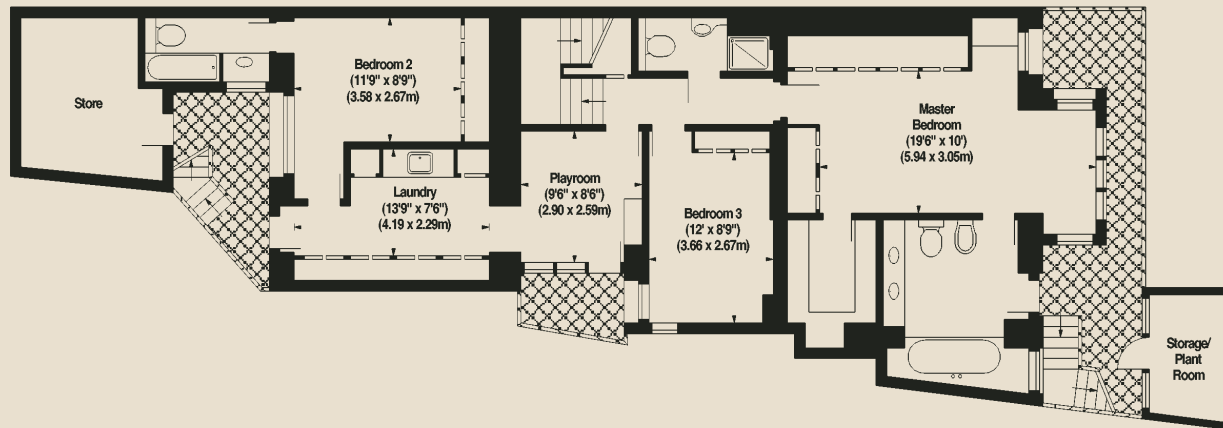
Tenure:	Leasehold, approximately 102 years remaining
Ground rent:	Peppercorn
Service charge:	£1,700 for year ending 23rd June, 2005
Buildings insurance:	£1,312 for year ending 25th December, 2005
Local authority:	The Royal Borough of Kensington and Chelsea
Price:	£2,350,000, Subject to Contract
N.B:	The Vendors are in the process of purchasing the Freehold



Approx. Gross Internal Area
203.92 sq.m. 2195 sq.ft
(Including Store)



Ground Floor



Lower Ground Floor



McKee & Co.
Kynance Place, London SW7 4QS
020 7225 1244
mckeeandco.com
sales@mckeeandco.com

LaneFox
020 7225 3866
33 Cadogan Street
London SW3 2PP
www.lanefox.co.uk

Important notice We prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied only upon our own brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example: (i) The description, including photographs, of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximate only. (iii) Photographs are not necessarily comprehensive or current, and no assumption should be made that any contents shown in them are included in the sale. (iv) No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.

