

UNIQUE KNIGHTSBRIDGE APARTMENT PURCHASE OPPORTUNITY

Curzon

London - UK - Europe - Global

"Relocation Provider of the Year 2012" (nominee)

private client : buying & investment : corporate relocation

www.curzoncentral.com

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October 10th, 2012



Prime KNIGHTSBRIDGE APARTMENT for FAST SALE £2.45m (negotiable/o.n.o)

Last Minute Sale Fall-Through Presents Unique Buying Window of Opportunity!

There is a **UNIQUE OPPORTUNITY** for a quick deal as all the legal papers are ready for an immediate exchange of contracts and the owner is keen to sell - at the 11th hour the former purchaser's wife had a last minute change of heart and has withdrawn.

This is a great owner/investment opportunity in the heart of Knightsbridge. Any serious offer, together with an ability to perform quickly, will be considered!

TERMS

- Tenure: Leasehold 996 years remaining
- Ground rent: Peppercorn
- Service Charge: £6,500pa (includes heating & hot water)
- **Price: £2,450,000 stc. (negotiable/o.n.o)**

APARTMENT DETAILS

- Double reception room
- Master bedroom with en-suite bathroom
- Further double bedroom
- Kitchen
- Shower room
- Wired for sound/Internet/SkyTV
- Furniture available by negotiation (value £50,000)
- Lift

- Porter
- Top (5th) floor
- Direct access to roof terrace (non-demised)
- Communal garden
- 1,075 sf (100sm)

A project managed by "Curzon Homeseach & Investment Property" and carried out to the highest professional standards.

An ideal pied-a-terre or investment property in the very heart of Knightsbridge.

Full property management and letting service available.

Please contact me directly or any of the investment team at Curzon if you would like to view the apartment or require any additional information.

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residential & commercial real estate advisors

London/UK - New York - Sydney

Please contact us directly for further information.

Sincerely,

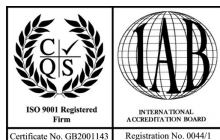


[James Moss MRICS, MCI Arb.](#)

Managing Director
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