



MILTON  
STONE

# Lincoln House SW3

3 bedroom apartment for sale

£3,500,000 Share of Freehold

## Description

A beautifully refurbished and spacious three double bedroom apartment in this popular and well run 19th century period mansion block in the heart of Knightsbridge. Benefitting from a beautiful 21 foot reception room, lift and a porter, this apartment would make an ideal family residence or pied-a-terre. Lincoln House is situated just moments from Harrods and the exclusive amenities of Knightsbridge and Sloane Street, with Hyde Park also within easy reach.

Three bedrooms : Reception Room : Kitchen/Dining Area :  
Bathroom : Two Shower Rooms (Both En-Suite) : Lift : Porter

## Tenure

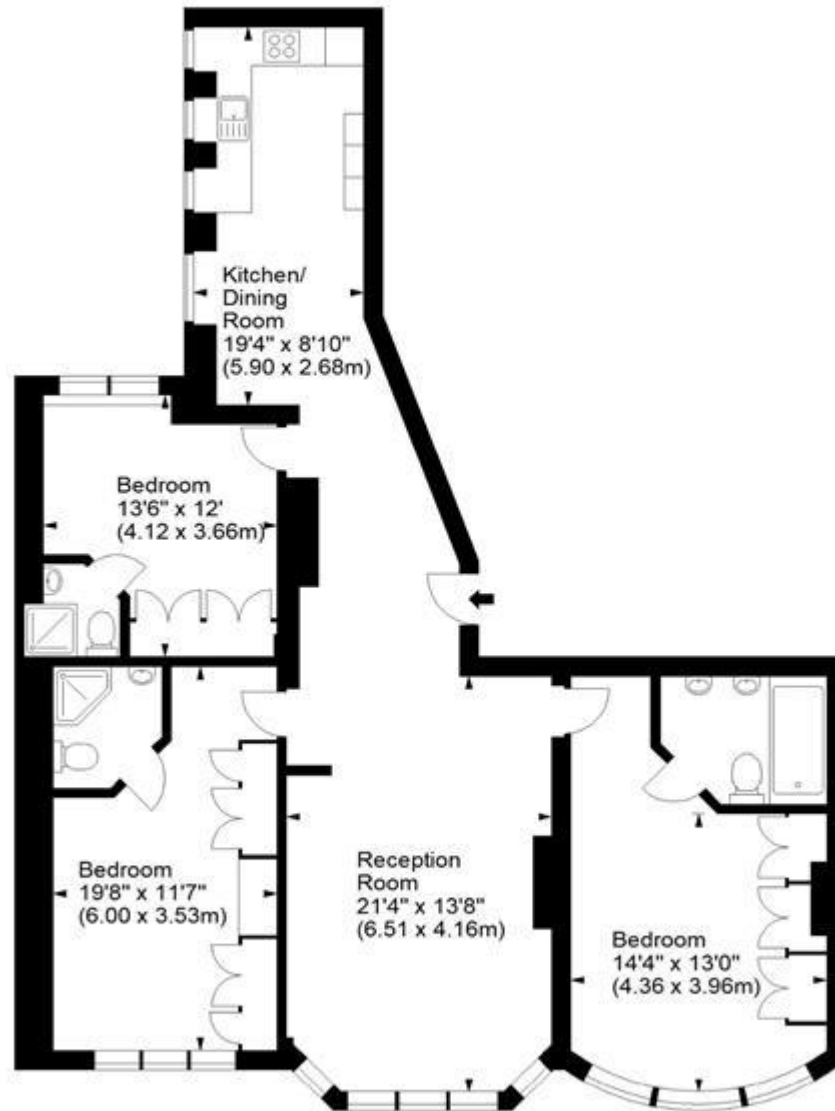
Share of Freehold (989 years)



# Lincoln House, SW3



Approx. Gross Internal Area  
1305 Sq Ft - 121.23 Sq M



First Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>66</b>	<b>68</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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