

LINCOLN HOUSE, BASIL STREET, London, SW3

£2,950,000



Full Description

A spacious and elegant mansion flat extending to 1320 sq ft, with two double bedrooms and two reception rooms on the first floor of this well maintained building in the heart of Knightsbridge.

The property comprises spacious reception rooms, a large master bedroom, second bedroom, two bathrooms, fully equipped kitchen, lift, and daytime porter. The apartment is situated in a well maintained portered period block a stone's throw from Harrods and moments from both Hyde Park and Mayfair.

Additional Information

Annual Service Charge: 16640
Council Tax band: H

Features

- 2 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Eat-In Kitchen
- Wood Floors
- Lift
- Porter

Contact Us

Plaza Estates

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Energy performance certificate (EPC)

Flat 15 Lincoln House East Street LONDON SW3 1AN	Energy rating C	Valid until: 20 August 2029 Certificate number: 9118-7822-6258-6361-9934
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Property type	Mid-floor flat
Total floor area	110 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71.1 C	82.1 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



