

SLOANE AVENUE

CHELSEA SW3

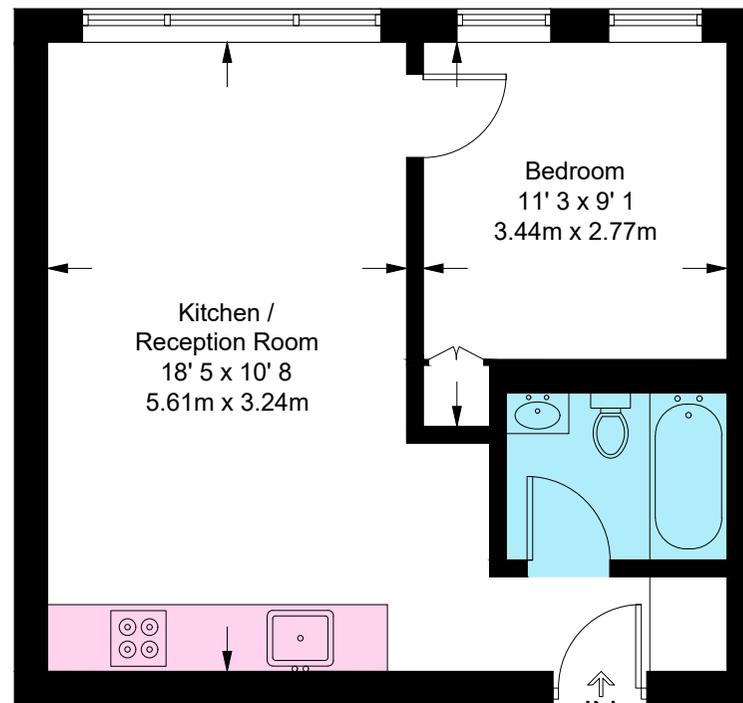
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A well-arranged one bedroom flat, on the fourth floor with a lift in this prime position on Sloane Avenue moments from Brompton Cross, located within this smart and purpose built mansion block. With good natural light, the property is presented in a modern style and would make an ideal rental investment or Pied-à-Terre. Nell Gwynn House is entered via a smart communal entrance and benefits from a 24 hour porter service. It is also worth noting that the flat qualifies for RBKC parking permits whilst being a short walk from Sloane Square & South Kensington underground stations (Piccadilly, Circle, District) and plenty of local amenities along Sloane Avenue, Kings Road and Sloane Square.



Approximate Gross Internal Area
388 sq ft / 36 sq m



Fourth Floor

- 24 Hour Porters
- Lift
- Good Layout
- Well Presented
- Central Location
- Share of Freehold

TERMS

(As agreed by our client)

Tenure Share of Freehold, Lease to 24 December 3009

Service Charge £6,612 per annum to include sinking fund

Ground Rent Peppercorn

Local Authority The Royal Borough of Kensington & Chelsea

Price on Application

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020 7244 4444
www.farrar.co.uk

NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photographs show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.