



## **Nell Gwynn House Sloane Avenue, SW3**

**£850,000** Share of Freehold

401 sq ft (37 m<sup>2</sup>) • bedroom with en-suite bathroom  
reception room • open-plan kitchen • lift • porter • EPC: C





A very well laid-out one-bedroom flat in a portered block in the heart of Chelsea. The property has wooden floors, is fully modernised and could be moved into without further expense. An unusual and practical layout (with a bathroom that can be accessed via the entrance hall and bathroom) contributes to the unique feel of the property. Apartments such as this make ideal investments for either short term or long term rental strategies as well as being a perfect pied a terre.

Nell Gwynn House is iconic art deco building ideally located on Sloane Avenue, SW3. It is within easy walking distance of both the King's Road and Sloane Square along with the local shops, café's, bars, restaurants and museums. In addition the Underground stations of Sloane Square (District & Circle Lines) and South Kensington (District, Circle and Piccadilly Lines) are both conveniently nearby.

bedroom with en-suite bathroom

reception room

open-plan kitchen

lift

porter

EPC: C

Approximate gross floor area:  
401 sq ft (37 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

FOR ILLUSTRATIVE PURPOSES  
ONLY. NOT TO SCALE.

As defined by RICS code of  
measuring practice

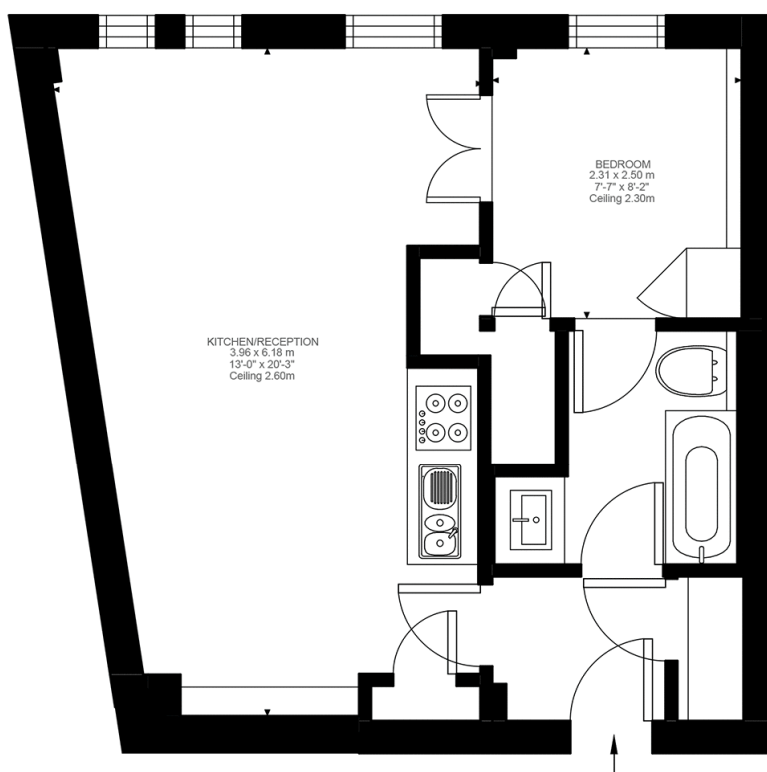
Pix & Plans

This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
scale. They should not be relied upon by any  
party. Prospective purchasers or tenants are  
advised to carry out their own survey if they  
require reliable measurements. No  
responsibility is taken for any error, omission,  
misstatement or use of data shown.  
Details Prepared: 23 October 2019

Sloane Avenue, Chelsea, SW3



APPROXIMATE GROSS INTERNAL (LIVING) AREA  
37.22 SQ.M / 401 SQ.FT

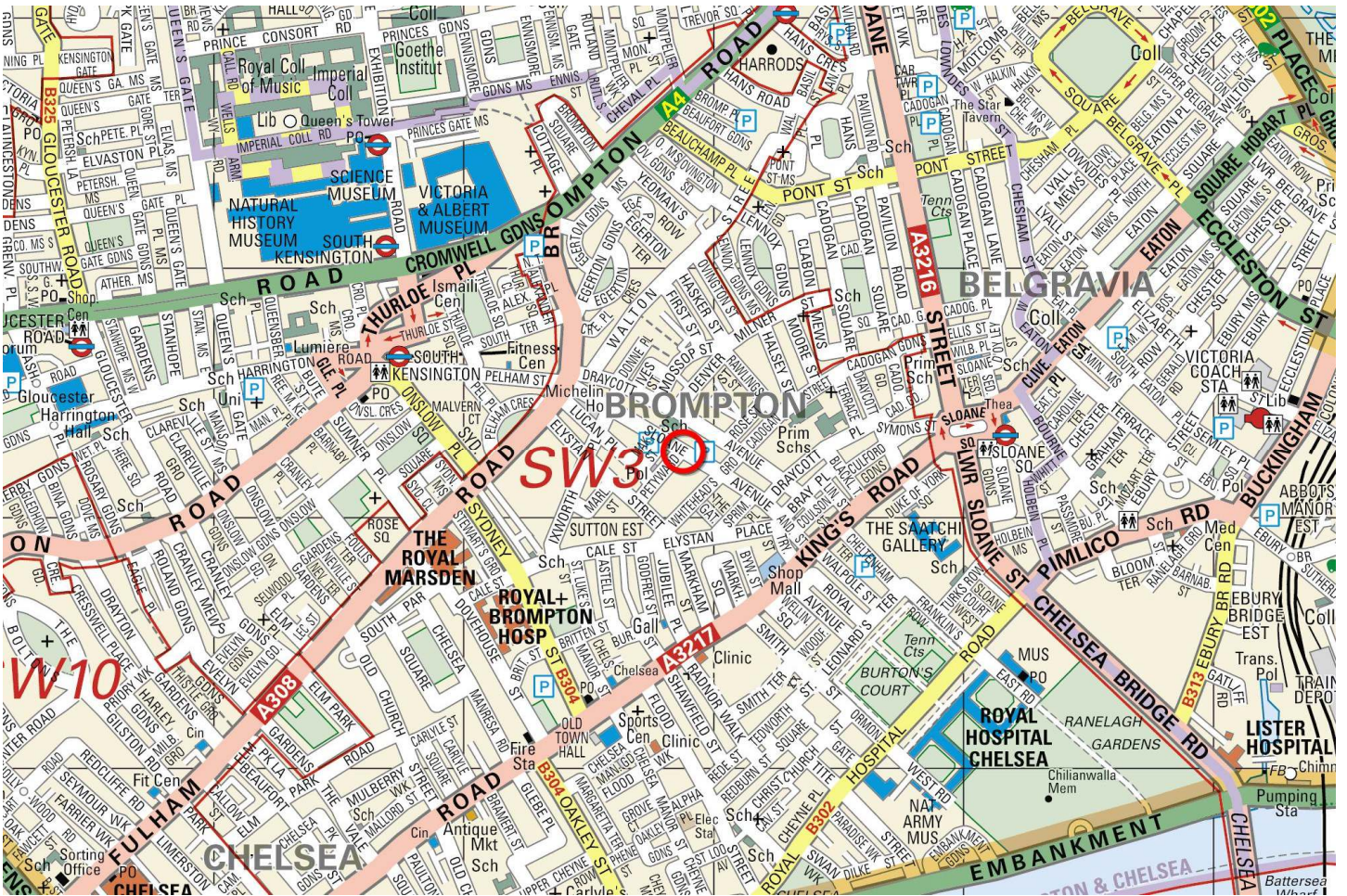


THIRD FLOOR  
401 SQ.FT / 37.22 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



## Good to know

Nearby station: South Kensington  
 600m (7 mins) (Line of sight)  
 Gross floor area: 401 sq ft (37 m<sup>2</sup>)  
 Local authority: Kensington & Chelsea  
 Council tax band: E  
 Service charge: £4,162.86



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	79	81
D	54-68		
E	39-53		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

\* Customer Due Diligence must be completed before any offers can be submitted to the seller

## Chelsea Office

55-57 Sloane Avenue, SW3 3DH  
 chelseasales@dng.co.uk

020 7225 1225  
 douglasandgordon.com

