



Nell Gwynn House Sloane Avenue, SW3

£650,000 Share of Freehold

305 sq ft (28 m²) • 1 bedroom • 1 bathroom • open plan kitchen and living area • lift access • porter • EPC: C





A well laid-out eighth floor studio flat in a portered block in the heart of Chelsea. The flat is fully modernised and could be moved into without further expense. It offers fantastic views towards the City of London with a number of iconic landmarks in view. This property would make an ideal rental investment or an excellent pied-a-terre.

Residents of Nell Gwynn House benefit from a 24 hour porter service, communal heating and hot water and are in close proximity to the high end boutiques, shops and restaurants of Sloane Square, South Kensington and the Kings Road. There are excellent local transport facilities including Sloane Square underground station (District and Circle lines) and South Kensington underground station (District/Circle/Piccadilly lines). Local attractions include the Natural History Museum, Science Museum, Harrods and the V&A.

1 bedroom

1 bathroom

open plan kitchen and living area

lift access

porter

EPC: C

Approximate gross floor area:
305 sq ft (28 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

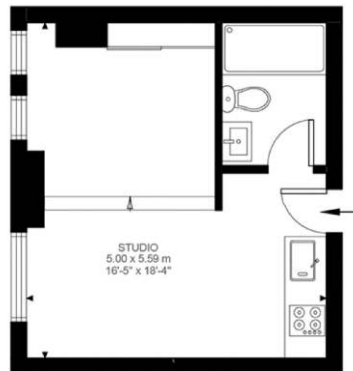
As defined by RICS code of
measuring practice

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: 2 October 2020

Sloane Avenue, Chelsea, SW3



APPROXIMATE GROSS INTERNAL (LIVING) AREA
28.33 SQ.M / 305 SQ.FT

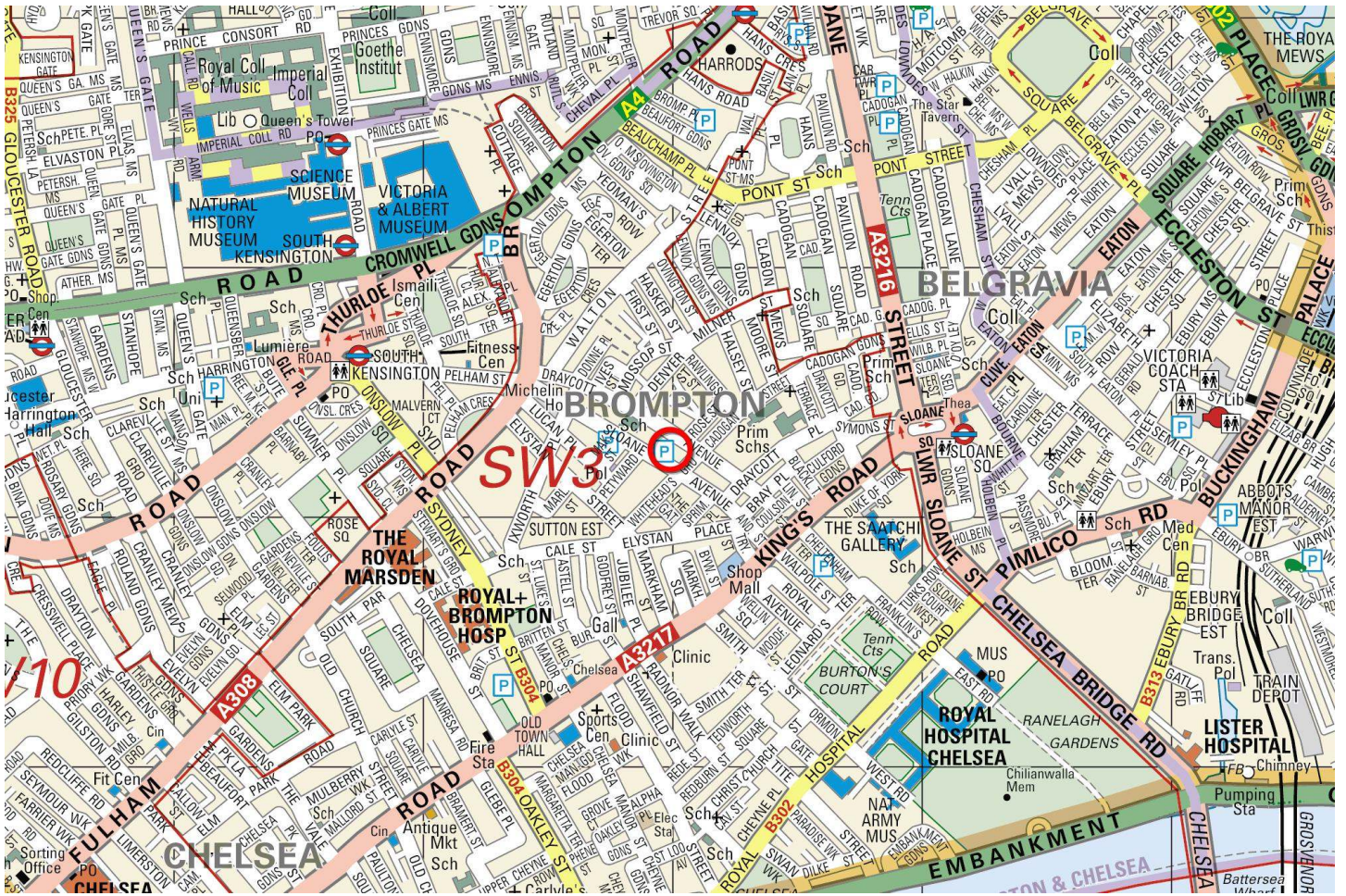


EIGHTH FLOOR
305 SQ.FT / 28.33 SQ.M



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: Sloane Square
 590m (7 mins) (Line of sight)
 Gross floor area: 305 sq ft (28 m²)
 Local authority: Kensington & Chelsea
 Council tax band: Unknown



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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