



Sloane Avenue, SW3

£499,500 Share of Freehold

291 sq ft (27 m²) • studio • recently refurbished • lift • 24 hour concierge • EPC: D



Douglas
& Gordon



A well-proportioned 291 sq/ft (27 sq/m) studio apartment on the second floor (with lift) of this popular Chelsea block. The flat is presented in excellent condition and has been recently refurbished throughout to a very good standard. Apartments such as this make ideal commercial ventures for either short term or long term rental strategies as well as being a perfect pied-à-terre. There is no onward chain and furthermore, there is the benefit of a 24 hour concierge in the building.

Neil Gwynn House is in close proximity to the high-end boutiques, shops and restaurants of Sloane Square, South Kensington and 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, Harvey Nichols and the V&A.



studio
recently refurbished
lift
24 hour concierge
EPC: D

Approximate gross floor area:
291 sq ft (27 m²)
Includes Cellar or Storage
Space where applicable

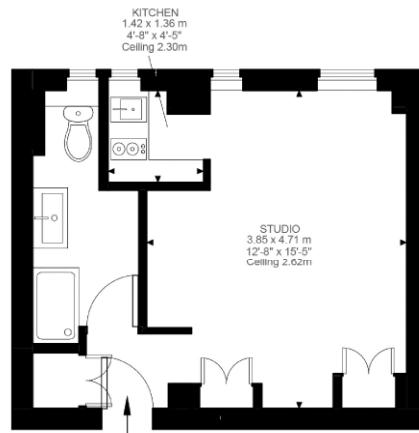
FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

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: 15 June 2022

Sloane Avenue, Chelsea, SW3

APPROXIMATE GROSS INTERNAL (LIVING) AREA
27.03 SQ.M / 291 SQ.FT

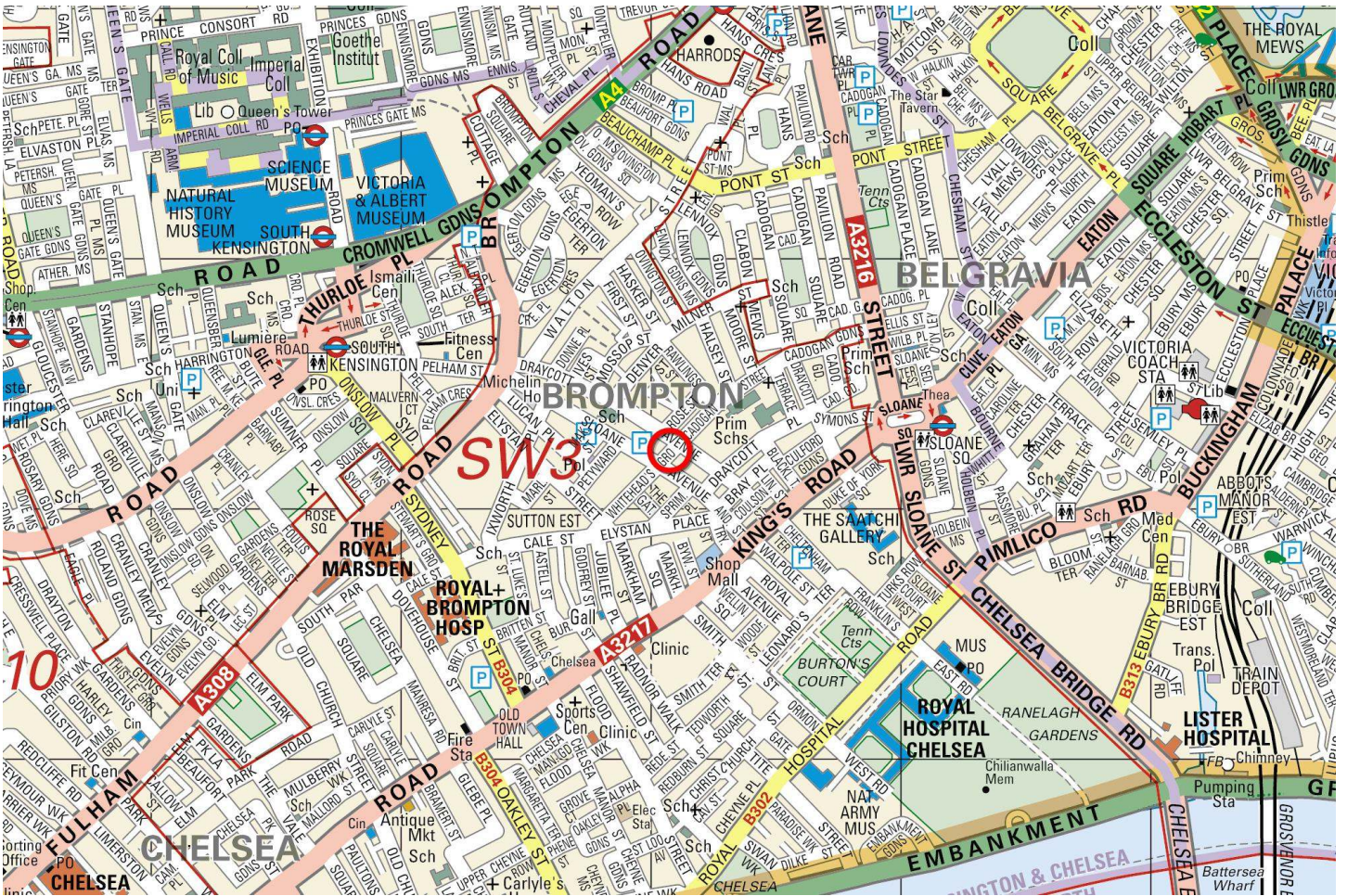


SECOND FLOOR
291 SQ.FT / 27.03 SQ.M



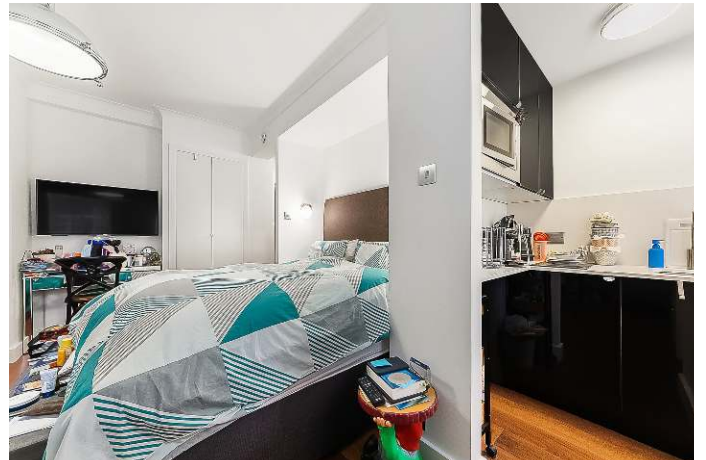
Disclaimer:

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
 540m (6 mins) (Line of sight)
 Gross floor area: 291 sq ft (27 m²)
 Local authority: Kensington & Chelsea
 Council tax band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Chelsea Office

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

020 7225 1225
 douglasandgordon.com

rightmove

Zoopla

OnTheMarket.com



Douglas & Gordon