



Sloane Avenue, SW3

£595,000 Share of Freehold

282 sq ft (26 m²) • double bedroom • bathroom • kitchen and reception room • 24h porter • lift access • EPC: D



Douglas
& Gordon



An well presented one bedroom flat with the share of freehold in this well-maintained and secure portered block. Located on the ninth floor (lift), the flat is bright and would make an ideal pied-a-terre or rental investment and could be moved into without further expense.

Residents of Nell Gwynn House benefit from a 24 hour porter service and the building 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.

- double bedroom
- bathroom
- kitchen and reception room
- 24h porter
- lift access
- EPC: D

Approximate gross floor area:
282 sq ft (26 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

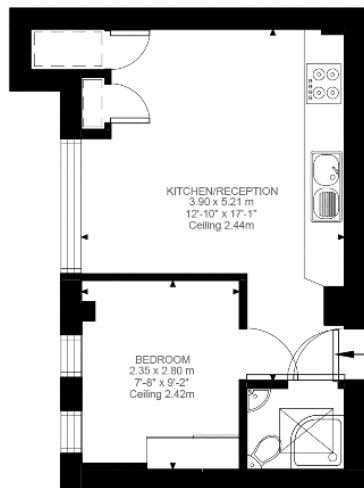
As defined by RICS code of
measuring practice

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: 12 April 2021

Sloane Avenue, Chelsea, SW3



APPROXIMATE GROSS INTERNAL (LIVING) AREA
26.18 SQ.M / 282 SQ.FT

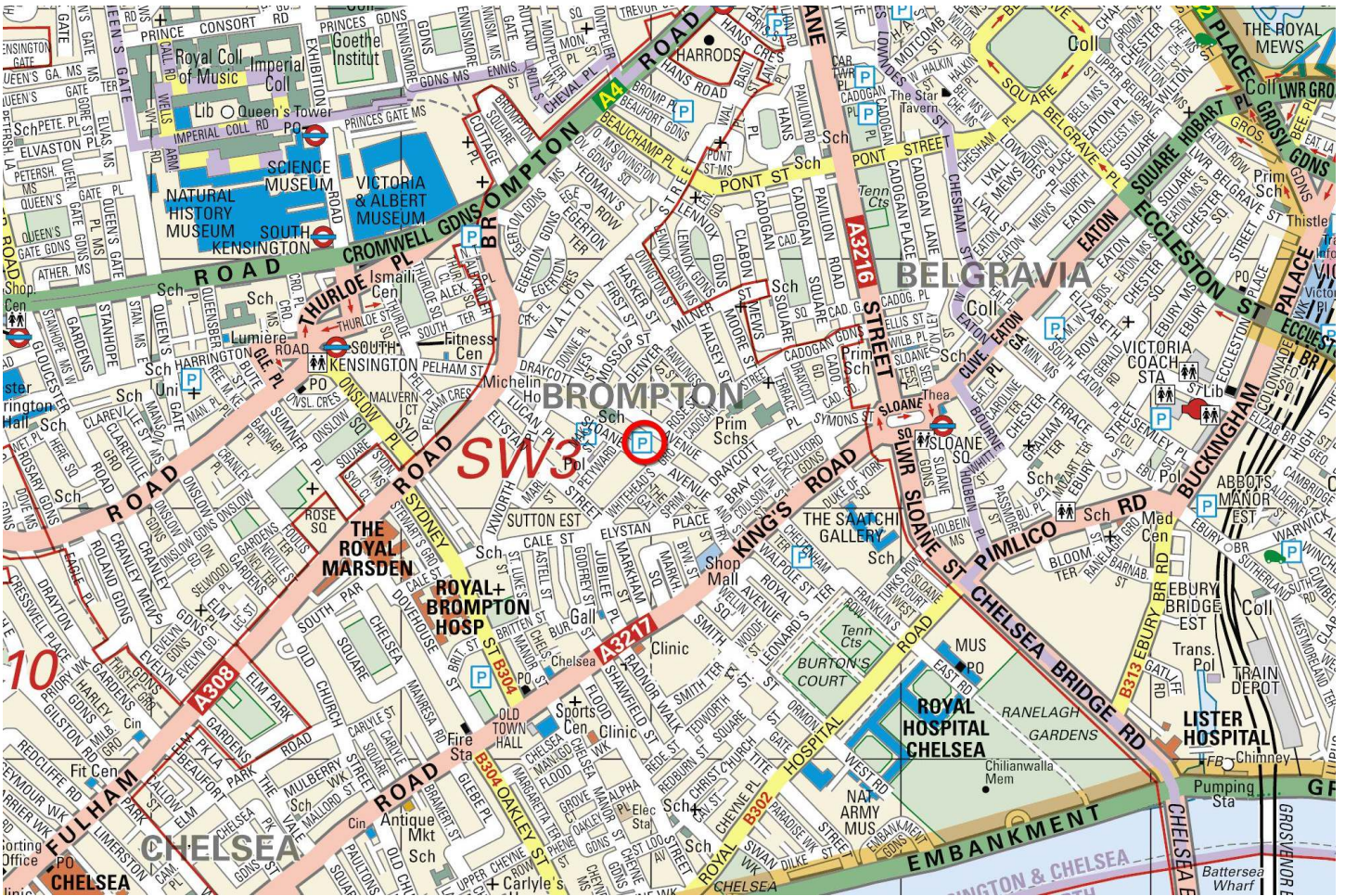


Ninth Floor
282 SQ.FT / 26.18 SQ.M



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: 282 sq ft (26 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		77
(55-60)	D	57	
(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.

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