SLOANE AVENUE, CHELSEA, LONDON SW3

£520 PW

AN ABSOLUTE STUNNER - 1 BEDROOM CHELSEA - SW3

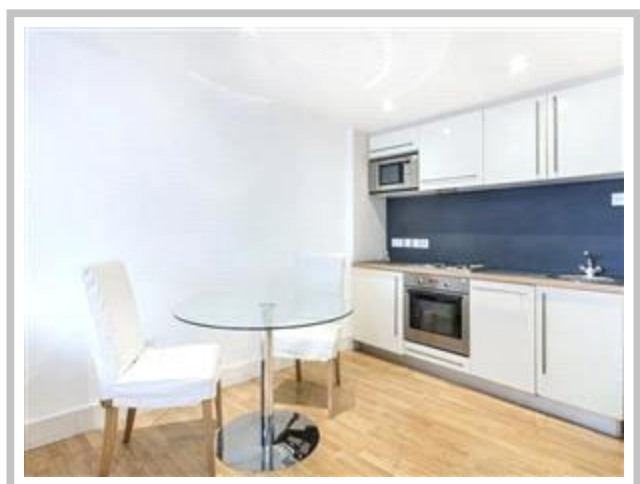**PROPERTY REFERENCE CODE: RL1055**

SLOANE AVENUE, CHELSEA, LONDON SW3

A superb one-bedroom apartment set on the raised ground floor of a secure residential development with 24h concierge, moments from King's Road.

- A SUPERB 1 BEDROOM FLAT
- SET WITHIN A SECURE RESIDENTIAL DEVELOPMENT
- 24H CONCIERGE
- GENEROUSLY ARRANGED OVER THE RAISED GROUND FLOOR
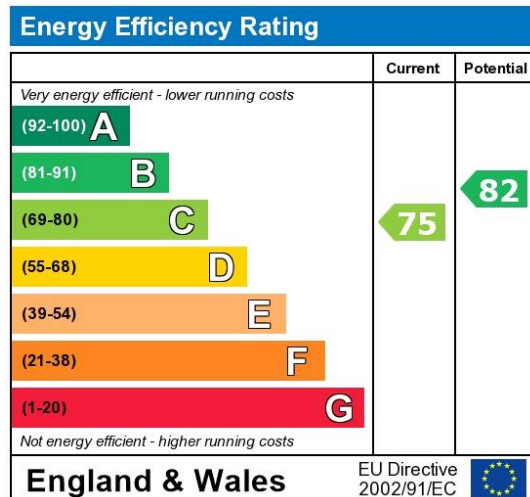- EXCEPTIONAL LOCATION MOMENTS FROM ALL AMENITIES

A superb one-bedroom apartment set on the raised ground floor of a secure residential development with 24h concierge, moments from King's Road.

Nell Gwynn House is located adjoining to Sloane Avenue where you can find a number of local conveniences and pavement lined cafes but for a more extensive range of upmarket shops, bars and restaurants the famous King's Road is also within close proximity.

Council Tax Band: D

Bedroom
3.76 x 2.41m
12'4 x 7'11

Kitchen/
Reception Room
5.73 x 3.22m
18'10 x 10'7

NELL GWYNN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	75	
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

Nell Gwynn House, SW3
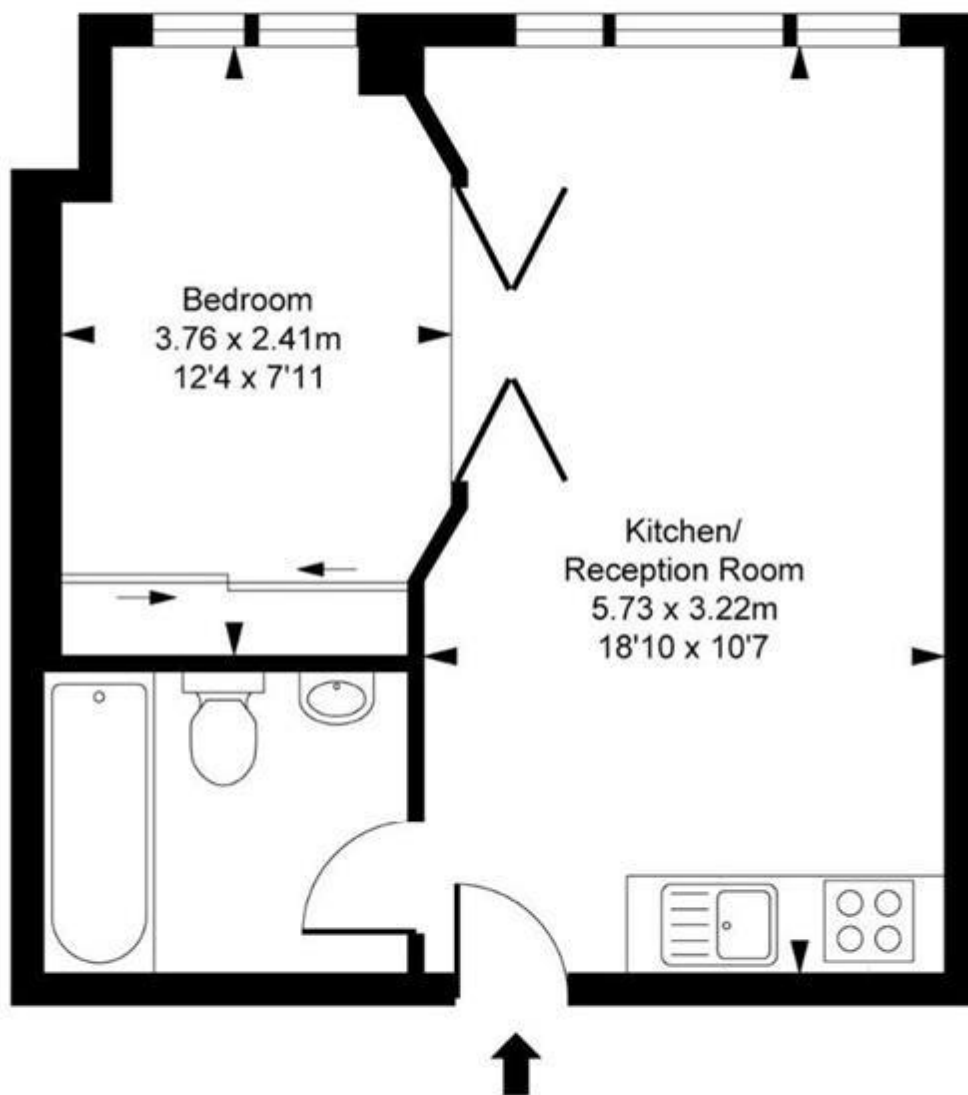## Approximate Gross Internal Area
31.19 sq m / 336 sq ft

Bedroom
3.76 x 2.41m
12'4 x 7'11

**Kitchen/
Reception Room**
5.73 x 3.22m
18'10 x 10'7

Seventh Floor

Viewing by appointment only
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