



SLOANE SQUARE HOUSE

LONDON, SW1W



An outstanding two bedroom lateral flat located on the fifth floor (with lift) with stunning views overlooking Sloane Square.

This well presented property which has been renovated to a high standard, has excellent proportions and benefits from an abundance of natural light.





The property comprises of a large reception with wooden flooring incorporating a stunning open-plan kitchen, two double bedrooms and two shower rooms (one en-suite with master bedroom). Both bedrooms have custom-built wardrobes with smoked mirror panels. There is ample storage throughout the property.



This exceptional flat benefits from a long lease and is located on Sloane Square in the heart of Chelsea. There is superb access to the international boutiques on Kings Road and Sloane Street and the shops, bars and restaurants around Sloane Square.

Transport links are unmatched with Sloane Square tube station, a 24-hour taxi stand and direct buses to all parts of the city within 1-3 minutes walking distance. The building provides a caretaker as well as a daily garbage collection service.



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Approximate Areas

921 ft² / 85.60 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Guide Price:	£1,395,000
Tenure:	Leasehold (124 years)
Ground Rent:	Peppercorn
Service Charge:	£11,663 pa (incl. heating)
Local Authority:	RBKC
Council Tax:	Band G

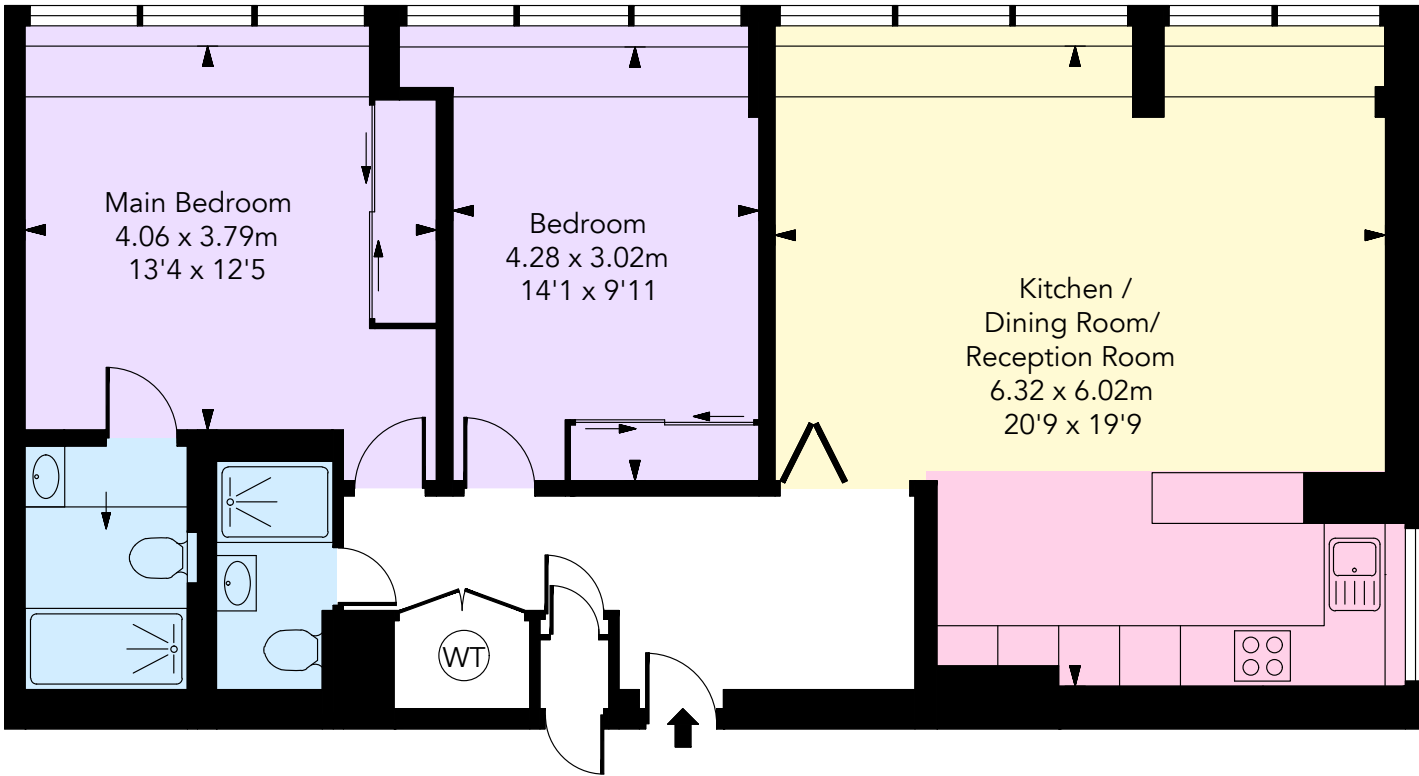
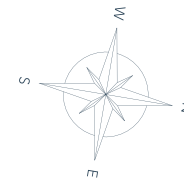
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Fifth Floor

Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.