



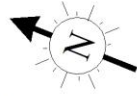
Nell Gwynn House

Sloane Avenue, SW3

Asking Price £525,000

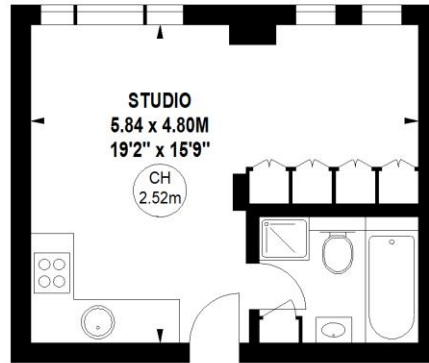
A superb studio/one bedroom flat on the second floor of this highly sought-after portered mansion block in Prime Chelsea. Close to Chelsea Green, the Kings Road and South Kensington.

Nell Gwynn House, SW3



Approximate gross internal area
28.06 sq m / 302 sq ft

Key :
CH - Ceiling Height



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure: Share of Freehold 985 years 6 months
Service Charge: £2992 p.a.
Ground Rent: Peppercorn
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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