



{ DONNE PLACE SLOANE SQUARE SW3
£3,250 PER WEEK AVAILABLE 01/11/2023




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Donne Place Sloane Square SW3

£3,250 Per Week
Furnished

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Three Double Bedroom House, - Two Bathrooms, - Two Terraces, - Patio Garden, - Wood Floors, - Council Tax Band H, - 1313 Squared Feet, - Available Now Furnished

Council Tax

Council Tax Band H

Hamptons

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{ A CHARMING THREE BEDROOM HOUSE WITH TWO TERRACE'S.

The Property

****SHORT LET ALL BILLS INCLUDED**** A charming three bedroom house with two terrace's located on this pretty quiet street with easy access to the local amenities on Sloane Avenue and the Brompton Road with an array of luxury shopping outlets to include Harrods and within easy reach of Sloane Square and the fashionable Kings Road. Comprising, to the ground floor is a lovely reception room with wood flooring and gas fireplace leading to the kitchen located to the rear of the house. Dining table and modern fitted kitchen with French doors to the patio garden. On the first floor is an ideal study benefiting from the afternoon sun and French doors to a private terrace, modern family shower room along with the Principal bedroom with plenty of built in cupboards and en-suite bathroom. To the top floor is access to a private decked terrace with ample space to entertain or to enjoy the afternoon sun with the two remaining double bedrooms located on the 2nd floor both with built in cupboards.

Location

Donne Place is a cul-de-sac accessed from Draycott Avenue opposite Ixworth Place and running parallel to Walton Street which has a selection of luxury shopping outlets and trendy restaurants. South Kensington underground station is less than half a mile away offering Circle & District Lines along with the Piccadilly Line for easy travel.



DONNE PLACE

Approximate Gross Internal Area (excluding reduced headroom)

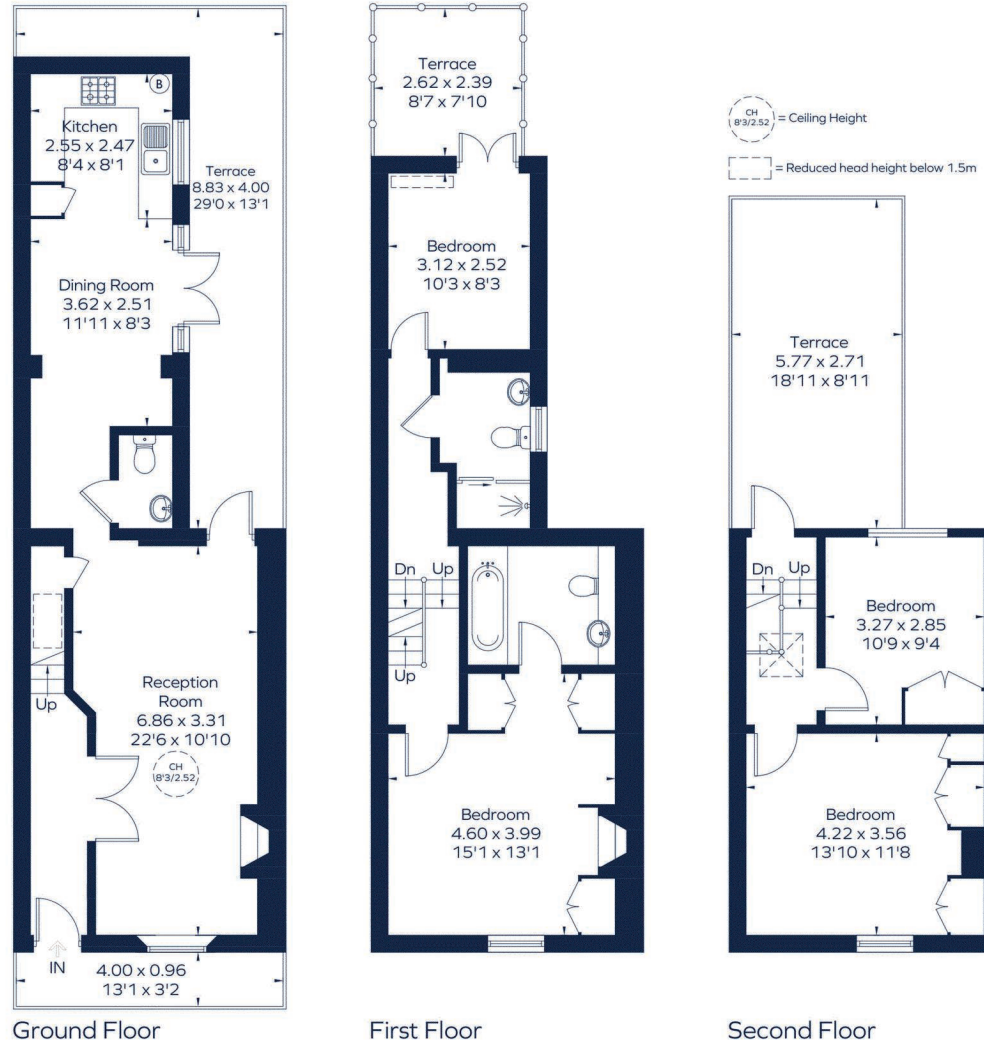
Ground floor = 517 sq. ft. (48.0 sq. m.)

First floor = 470 sq. ft. (43.7 sq. m.)

Second floor = 316 sq. ft. (29.4 sq. m.)

Reduced headroom = 10 sq. ft. (0.9 sq. m.)

Total = 1313 sq. ft. (122.0 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1022667

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		50	75
<small>For more efficient higher rating costs</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

