



{ SYDNEY STREET SLOANE SQUARE SW3
£750 PER WEEK AVAILABLE 17/04/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Sydney Street Sloane Square SW3

**£750 Per Week
Furnished**

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- One Bedroom, - Split Level, - 685 Squared Feet, - Wood Floors, - Modern kitchen, - Modern Bathroom, - Available Early July 2023, - Council Tax Band F

Council Tax

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Hamptons

7 Lower Sloane Street
Sloane Square, London, SW1W 8AH
020 7824 8242
sloanesquarelettings@hamptons.co.uk
www.hamptons.co.uk

{ A BEAUTIFUL SPLIT LEVEL ONE BEDROOM APARTMENT WITH WOOD FLOORS

The Property

A beautiful split level one bedroom apartment, with wood floors throughout, on the second & third floor of this period building close to the Kings Road. Entered on the second floor, the apartment comprises separate modern fully fitted kitchen with pretty aspect, table and two chairs and a generous pantry/store room. The reception is well located next to the kitchen and offers a bright and inviting living area, two windows dressed with modern blinds both privacy and blackout and providing an abundance of natural light. Modern contemporary furniture includes a dining table to fit six people with additional storage to both sides of the feature fireplace. The hallway is accessed from the reception room and leads to the top floor benefiting from a lovely window at the top of the stairs providing additional character. There is a large bathroom with free standing bath, separate shower, storage and a large window. The bedroom is dressed with modern ceiling lighting and very well designed cupboards offering plenty of hanging space and or draws. The apartment is offered furnished and available early July.

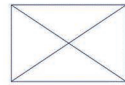
Location

Located on Sydney Street close to the Fulham Road and 0.3 miles from South Kensington underground station offering Piccadilly, Circle & District Lines.



SYDNEY STREET

Approximate Gross Internal Area
 Second floor = 356 sq. ft. (33.1 sq. m.)
 Third floor = 329 sq. ft. (30.5 sq. m.)
 Total = 685 sq. ft. (63.6 sq. m.)



= Skylight / Roof Window



CH = Ceiling Height



Second Floor



Third Floor

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 972578

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		
		56	78
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive 2002/91/EC</small> England & Wales	

