



{ SLOANE AVENUE LONDON SW3
£700 PER WEEK AVAILABLE 13/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Sloane Avenue London SW3

**£700 Per Week
Furnished**

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

Features

- One Bedroom, - One Bathroom, - 24hr Porter, - Lift, - Communal Heating and Hot Water, - Furnished

Council Tax

Council tax band not specified

Hamptons

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{ A RECENTLY REFURBISHED ONE BEDROOM APARTMENT

The Property

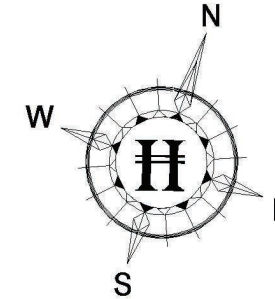
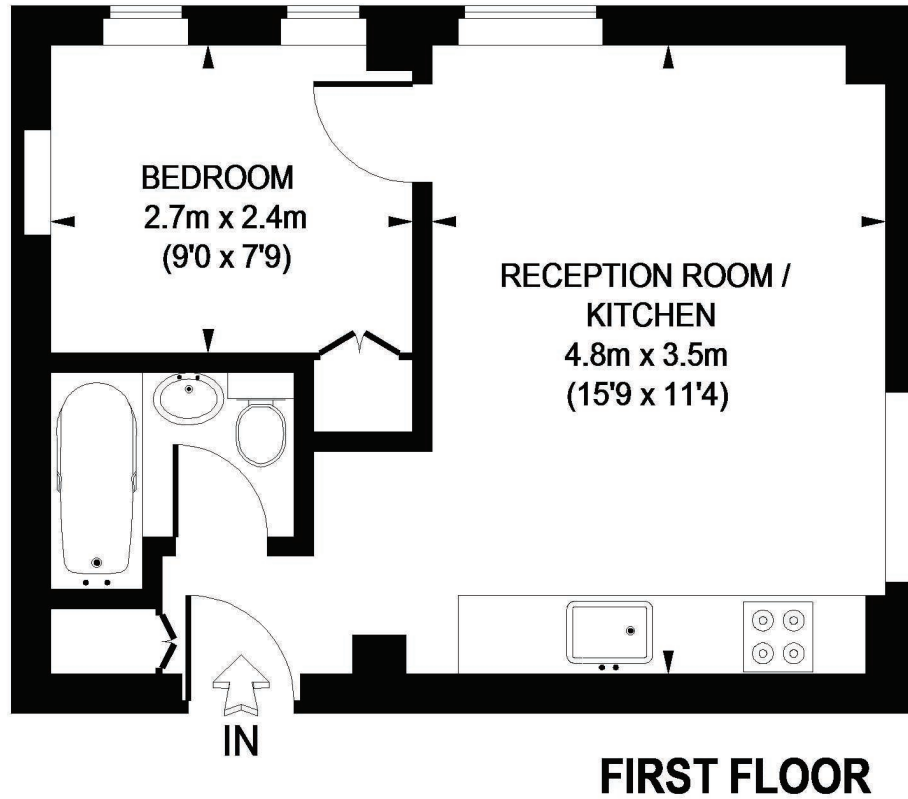
A recently refurbished one bedroom apartment on the first floor (with lift) in this well maintained portered block. The apartment benefits from wood floors, open plan kitchen reception, double bedroom and bathroom. The apartment is offered furnished with communal heating and 24 hour porter.

Location

Nell Gwynn House is well located on Sloane Avenue close to the amenities of Kings Road and transport links at Sloane Square (District and Circle lines).



NELL GWYNN HOUSE



APPROXIMATE GROSS INTERNAL AREA
334 SQ. FT. (31 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID 68835)

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
100 kWh/m ² or less	A		
71-100 kWh/m ²	B		
55-70 kWh/m ²	C		
41-54 kWh/m ²	D		
29-40 kWh/m ²	E		
21-28 kWh/m ²	F		
13-20 kWh/m ²	G	74	75

EU Directive 2002/91/EC
England & Wales



Awaiting Photograph