



SEBURY SQUARE SLOANE SQUARE SW1W
£2,350 PER WEEK AVAILABLE 05/11/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS }

**Ebury Square Sloane Square
SW1W**

**£2,350 Per Week
Furnished**

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

Features

- Two Double Bedrooms, - Two Bathrooms,
- Private Patio, - Duplex Apartment, -
1537 Squared Feet, - Private
Underground Parking, - 24 Hour
Concierge, - Residents Gym, - Lift, - Council
Tax Band H

Council Tax

Council Tax Band H

Hamptons

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{ A STUNNING DUPLEX APARTMENT WITH PATIO AND 24 HOUR CONCIERGE }

The Property

A stunning two double bedroom Duplex apartment on the ground and lower ground floor with private patio located in this highly desirable building with 24 hour concierge. The apartment is presented in immaculate condition and comprises, to the ground floor, a modern well equipped open plan kitchen, reception area with an abundance of natural light and views over the garden square, guest bathroom and generous storage. To the lower ground floor are two double bedroom suites both with access to the private patio area. The Principal bedroom benefits from a walk in wardrobe the en-suite bathroom has marble flooring and separate shower, the second bedroom has ample storage and en-suite shower room also with marble flooring. Available now furnished.

Location

Ebury Square is ideally located for the amenities of Victoria (0.4) offering District and Circle Lines and National Rail Services along with a selection of shops and restaurants, located at the Western end of Belgravia Sloane Square is within easy reach offering a further selection of luxury shopping.



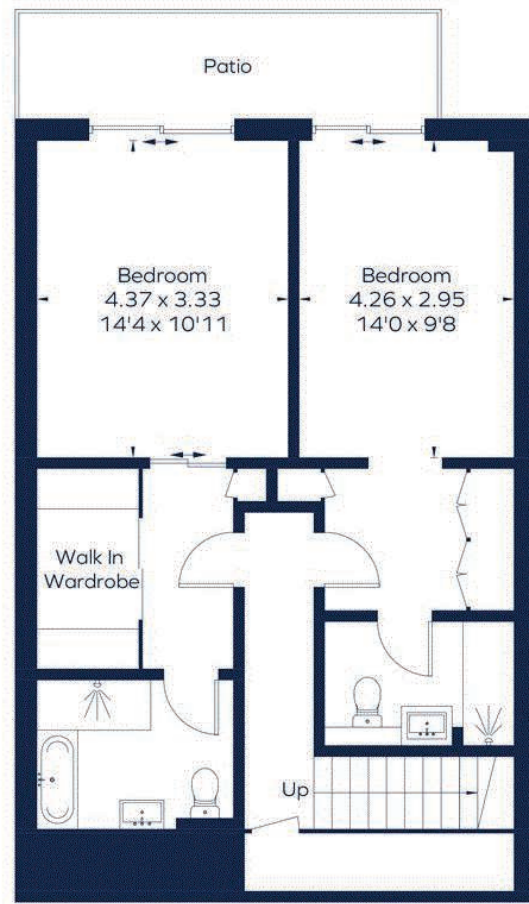
EBURY SQUARE

Approximate Gross Internal Area

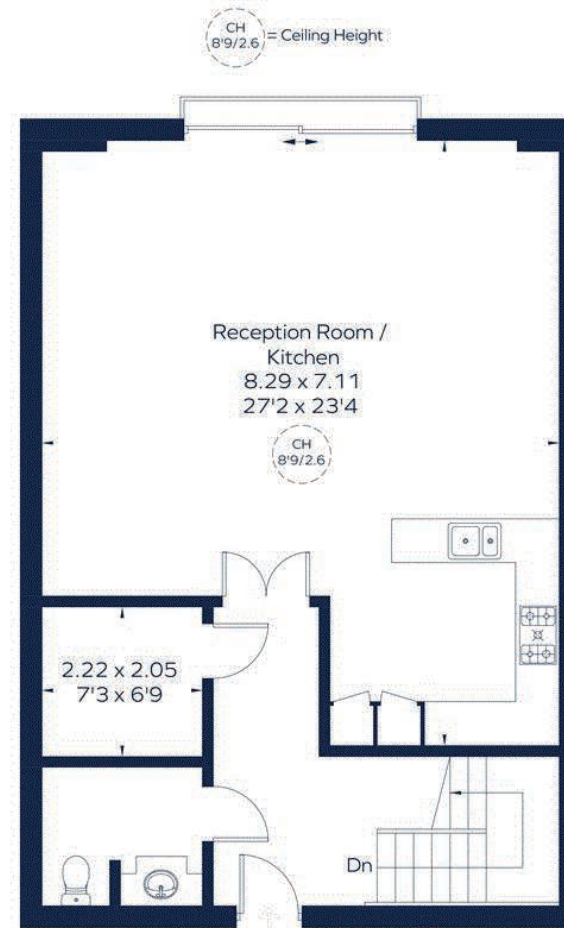
Lower Ground floor = 730 sq. ft. (67.8 sq. m.)

Ground floor = 807 sq. ft. (75.0 sq. m.)

Total = 1537 sq. ft. (142.8 sq. m.)



Lower Ground Floor



Ground 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 993587

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	82-91	96	96
Band C	69-81		
Band D	55-68		
Band E	39-54		
Band F	22-38		
Band G	1-21		
<small>For energy efficient lighting fitting costs</small>			
<small>EU Directive 2002/91/EC</small>			

