



The Sloane Building, Chelsea SW10



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Chelsea SW10

This elegant, three bedroom apartment is situated on the first floor (with lift) of a distinguished building in Chelsea. The Sloane Building has been fully restored in recent years and offers 18 apartments which are rich in both living space and natural light. The building is served by a 24 hour concierge, a gym and the apartment sale includes a secure, underground parking space. The apartment offers exceptional ceiling heights in excess of 3 metres and there is an excellent balance of entertaining and living space. The accommodation includes a delightful, open plan reception room and kitchen, which receives an abundance of natural light via four large and fully restored, sash and case windows. The reception room offers a delightful green outlook and a south westerly aspect. There is ample space for a large dining table and the kitchen is beautifully appointed with integrated appliances.



Guide price: £3,450,000

Tenure: Share of freehold, approximately 993 years remaining

Service charge: £16,528 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

The bedrooms are all peacefully situated and offer well-balanced proportions. The principal bedroom is served by a superb dressing room and a spacious en suite bathroom. There is a second double bedroom, which includes fitted wardrobes, and a third bedroom which could also be used as a fantastic home office or nursery if required. These bedrooms are served by a guest shower room and an additional WC, which are situated off the hallway. There is excellent storage, including a large utility cupboard.

The apartment benefits from underfloor heating and comfort cooling throughout and the sale includes a secure, underground parking space. The apartment would be ideally suited to families seeking lateral living, those downsizing from a large home in the area or those searching for a striking and secure pied a terre in a Chelsea address.

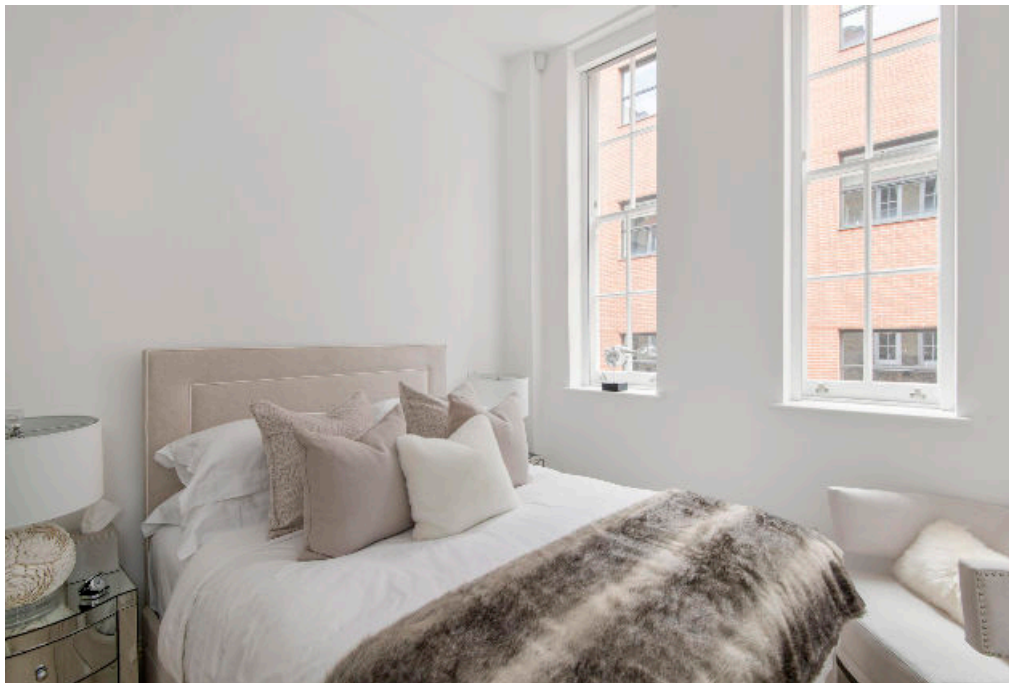






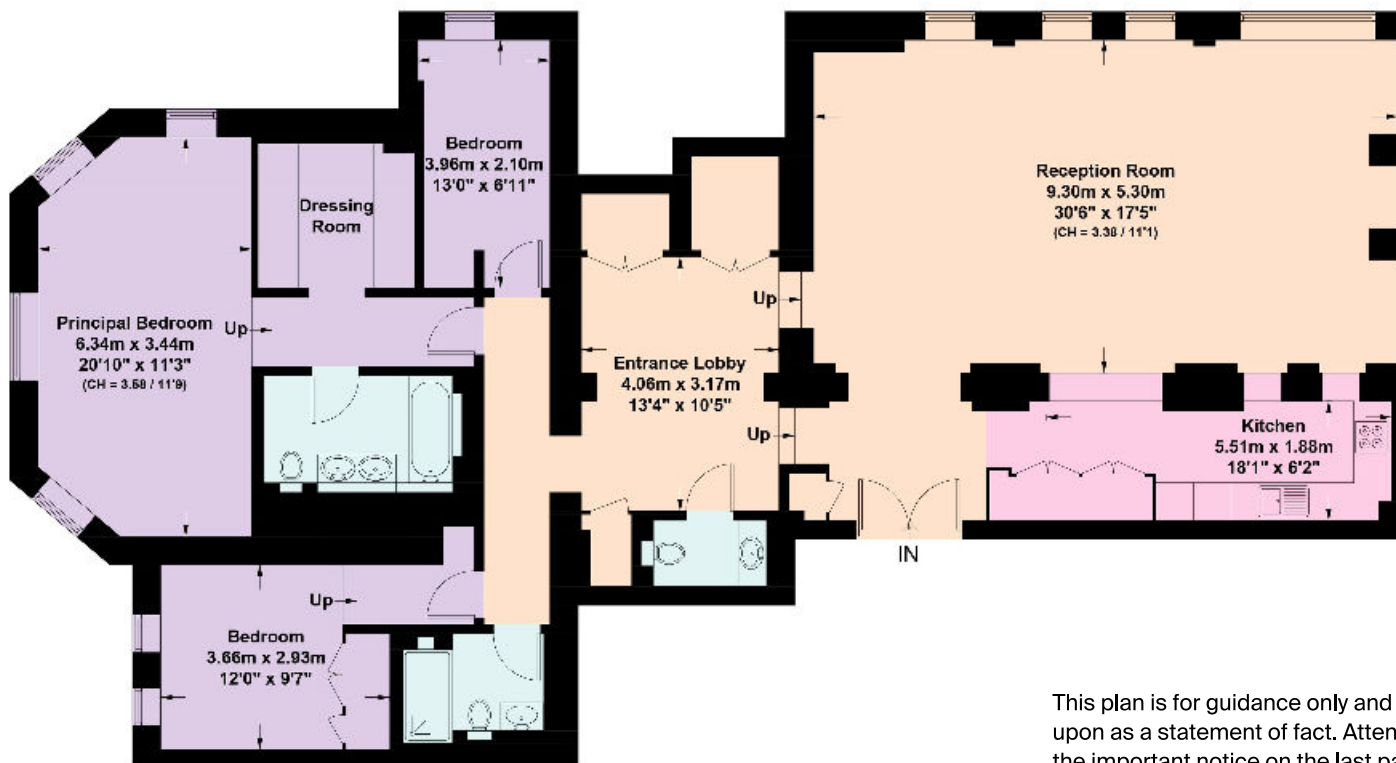
Location

The Sloane Building is peacefully situated on Hortensia Road, which lies between Kings Road and Fulham Road. The property is within easy walking distance of the many supermarkets, independent shops, cafes and restaurants which Chelsea has to offer. Fulham Broadway Underground Station (District Line) is 0.5 miles away, with Gloucester Road and South Kensington Underground Stations (Piccadilly, District and Circle Lines) both 1 mile away. Both Kings Road and Fulham Road are served by a regular bus service and pleasant walking and cycling routes can be enjoyed through Brompton Cemetery and along the Thames Path (all distances given are approximates).



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Approximate Floor Area = 174.8 sq m / 1881 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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