

SLOANE AVENUE, SW3

Red.



**£475,000**

A furnished studio apartment located in a prestigious portered block in Chelsea. Benefitting from a fully fitted kitchen, separated sleeping area with double bed and three-piece bathroom suite. The building provides a 24-hour concierge service, four lifts and a communal heating system.

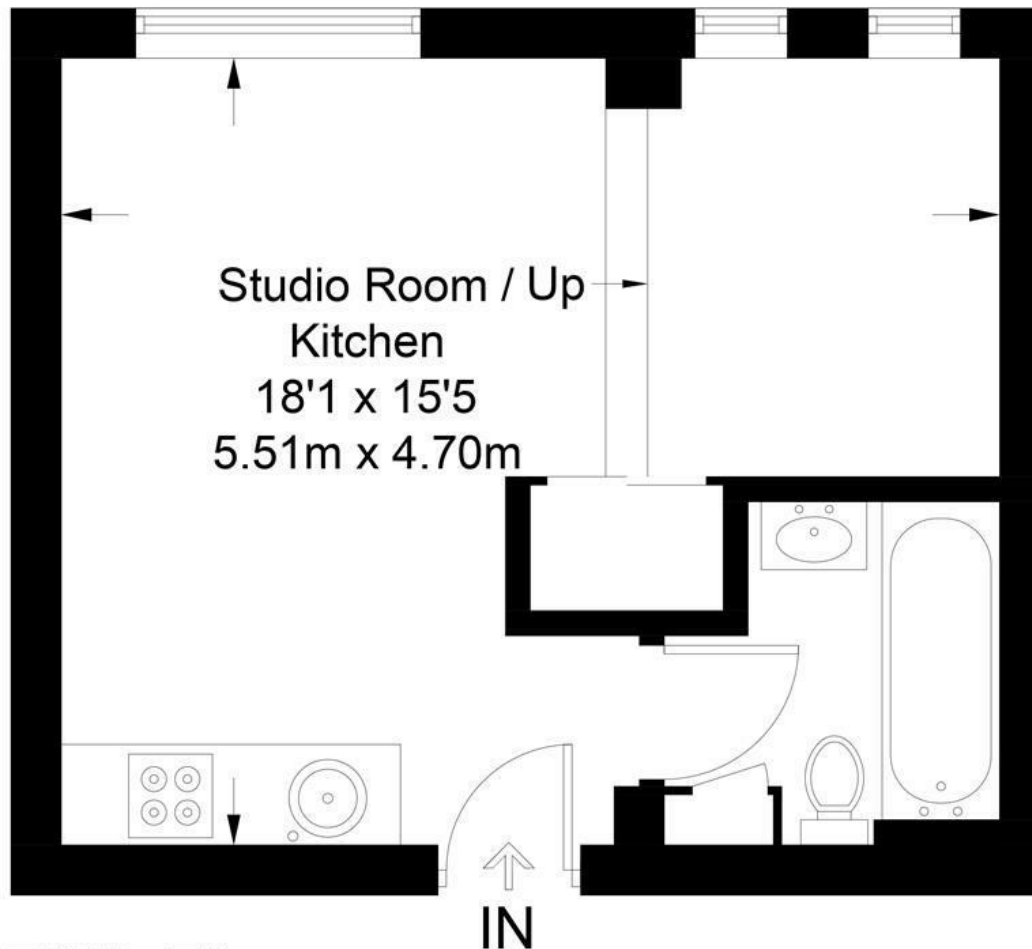
Excellent location in Chelsea, a short walk from both Sloane Square and South Kensington stations, and within easy reach of many bars, restaurants and shopping facilities. The apartment is also within walking distance of the River Thames and Battersea Park.

# Nell Gwynn House

Approximate Gross Internal Area = 284 sq ft / 26.4 sq m



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## Fifth Floor

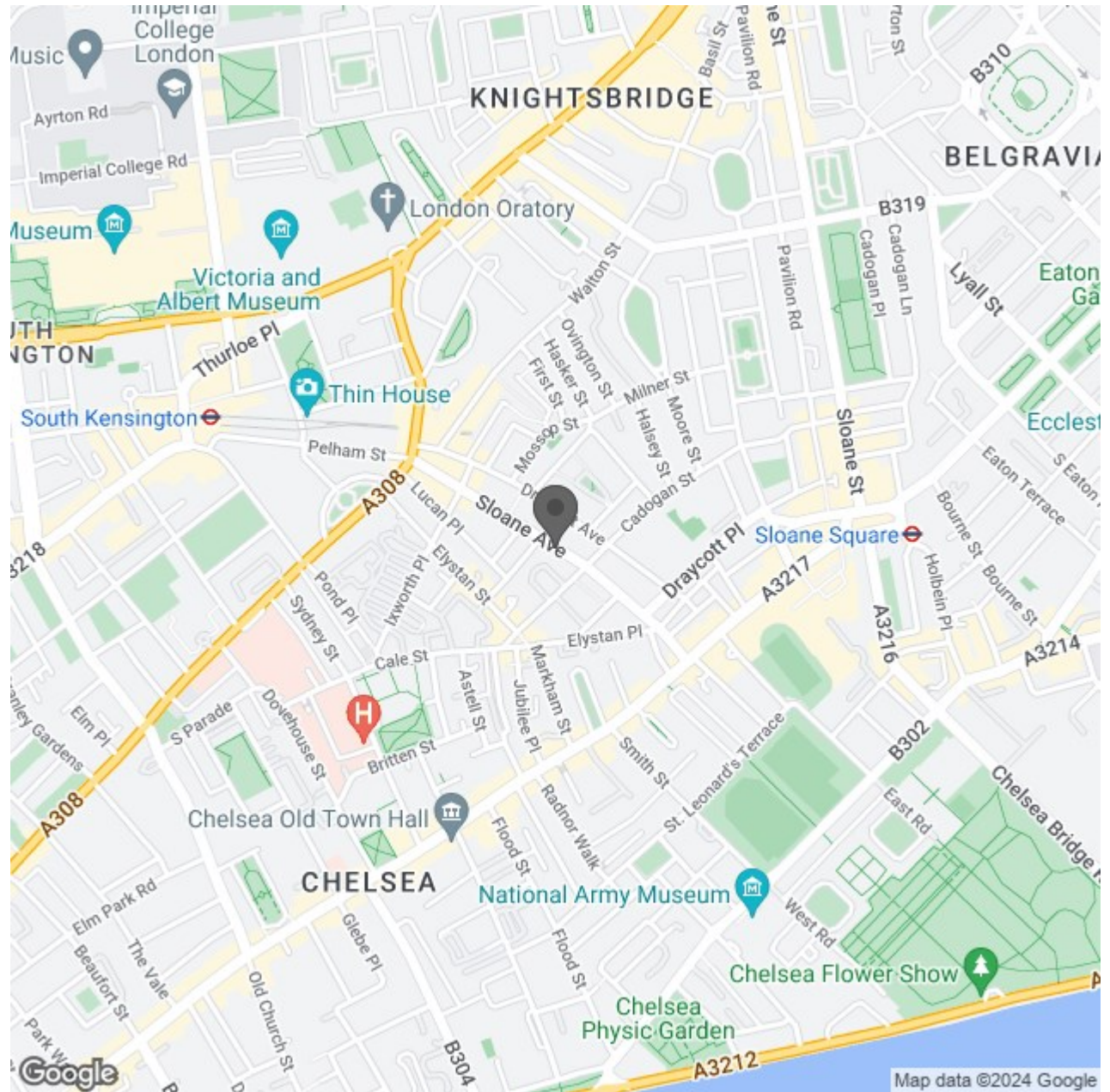
Illustration for identification purposes only, measurements are approximate, not to scale. (ID401871)

- Studio Apartment
- Fully Fitted Kitchen
- Neutral Décor Bathroom
- Neutral Decor Throughout
- Wooden Flooring
- Fifth Floor (With Lifts)
- 24 Hour Concierge
- Inclusive Of Heating Bills
- Desirable Chelsea Location
- Fully Furnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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