

SLOANE AVENUE, SW3

Red.



**£465,000**

This furnished studio apartment is set within a prestigious, portered block in the heart of Chelsea. The apartment offers a fully fitted kitchen, a separate sleeping area with a double bed, and a well-appointed three-piece bathroom suite. Residents benefit from 24-hour concierge service, four lifts, and a communal heating system for added convenience.

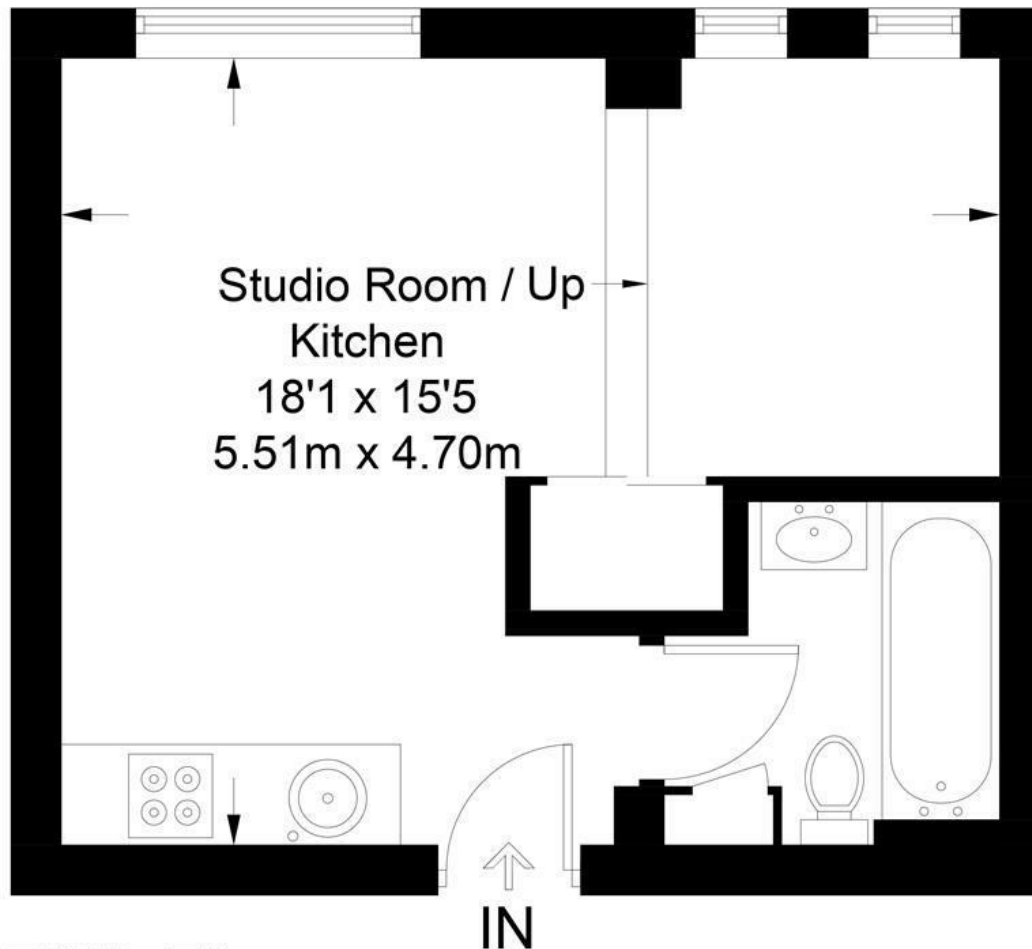
Ideally located, the property is just a short walk from both Sloane Square and South Kensington stations, providing excellent transport links. The area boasts a variety of bars, restaurants, and shopping facilities, while the River Thames and Battersea Park are both within walking distance.

# Nell Gwynn House

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



# Red.



## Fifth Floor

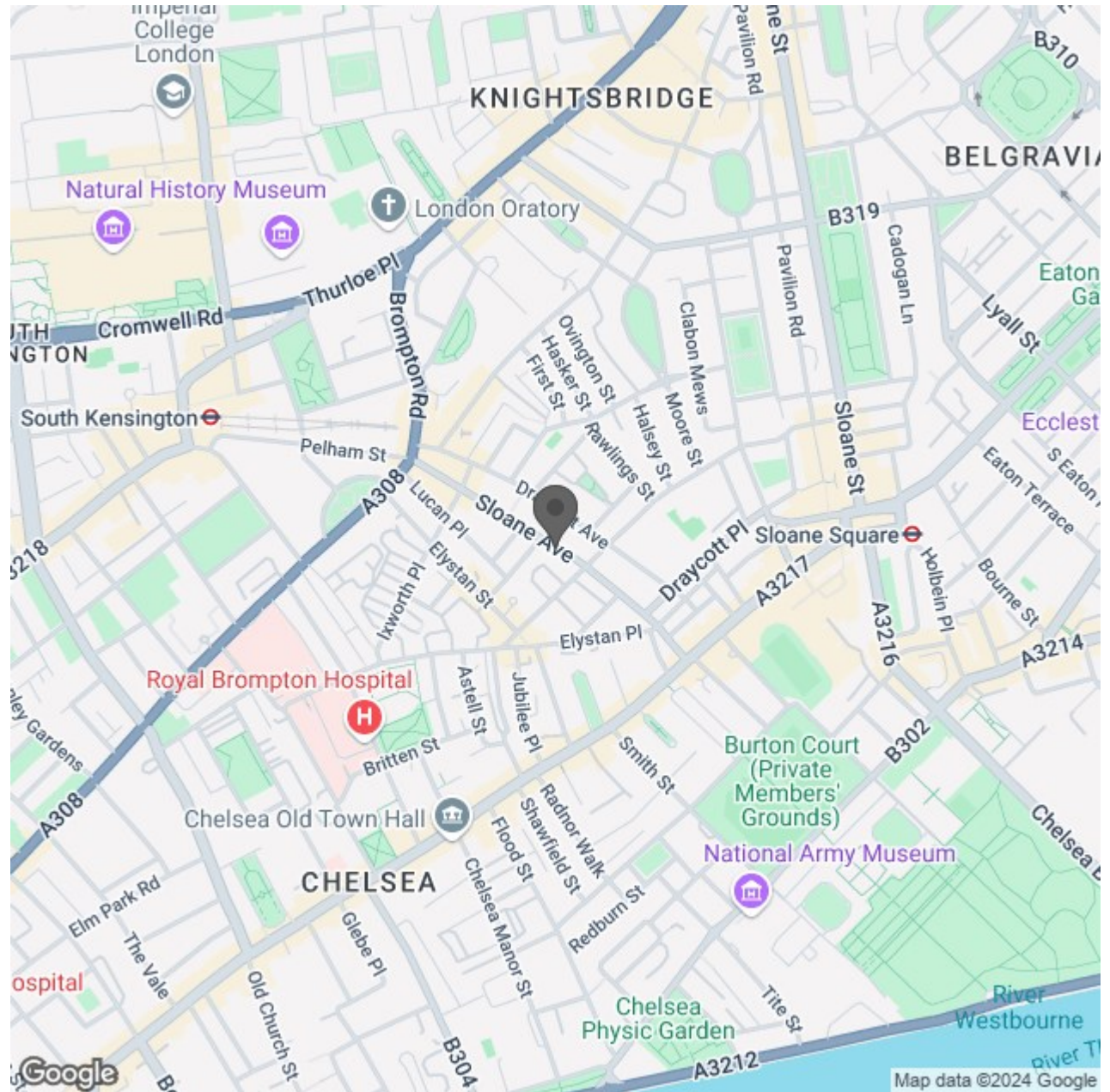
Illustration for identification purposes only, measurements are approximate, not to scale. (ID401871)

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



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 74      | 76        |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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   |                         | 67      | 68        |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



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