

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.

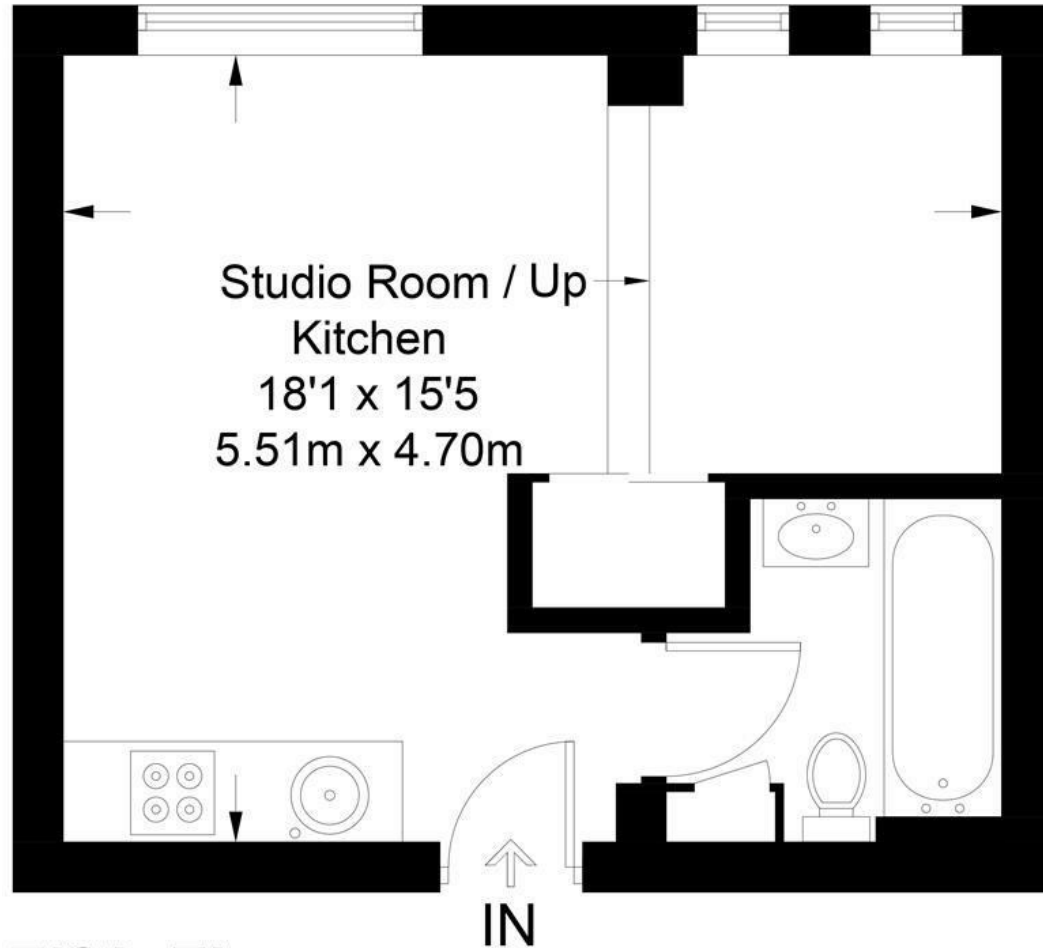


# Nell Gwynn House

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



Red.



## Fifth Floor

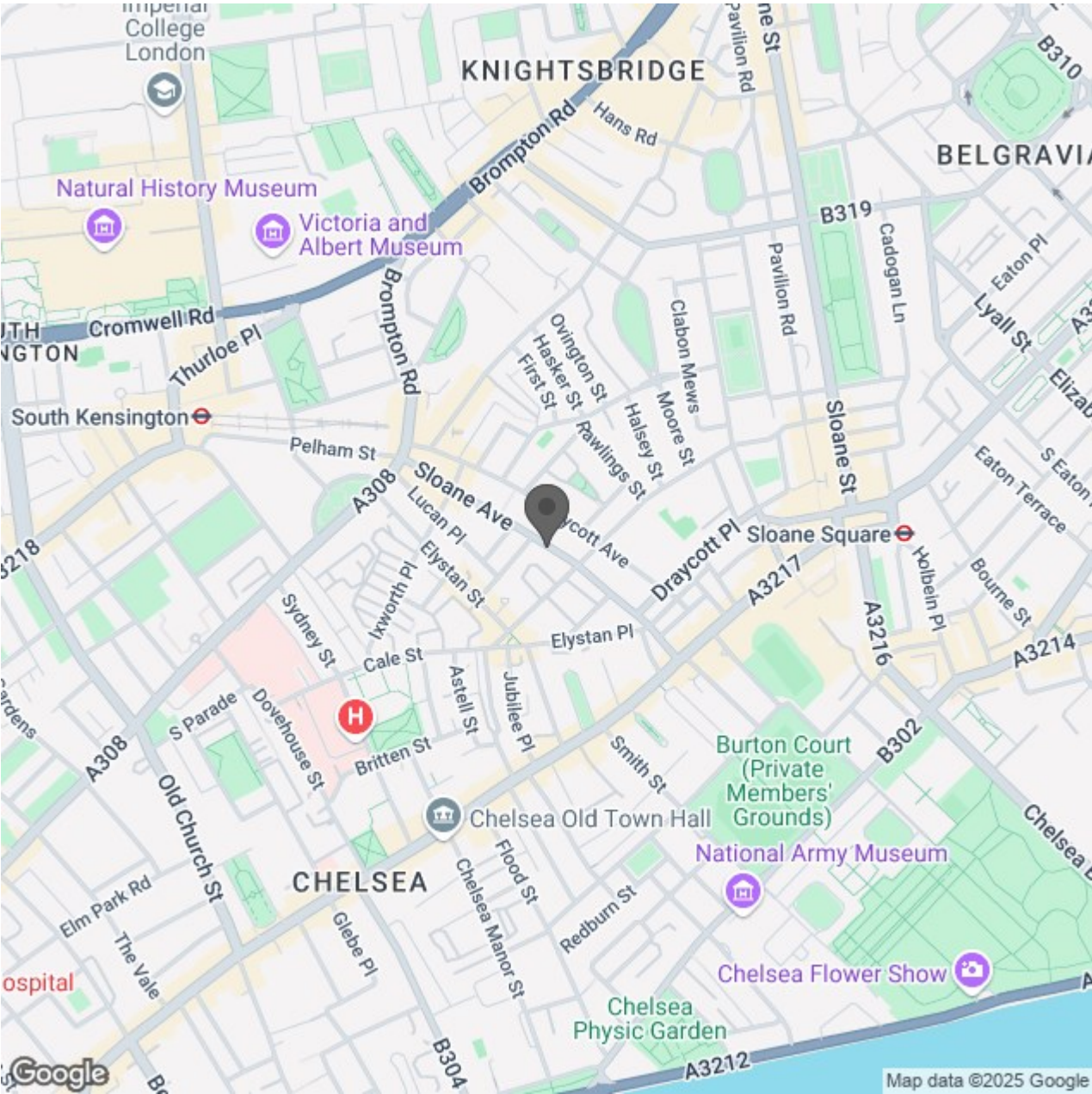
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID401871)

- 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
(55-68) D		
(39-54) E		
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