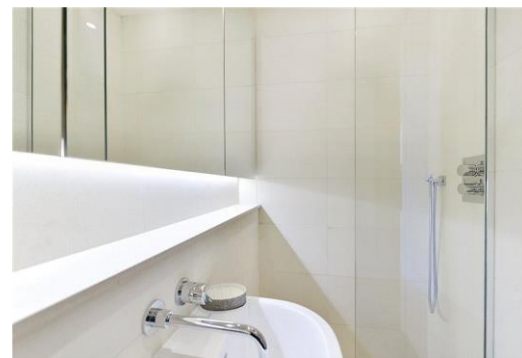




# Nell Gwynn House

Sloane Avenue, SW3

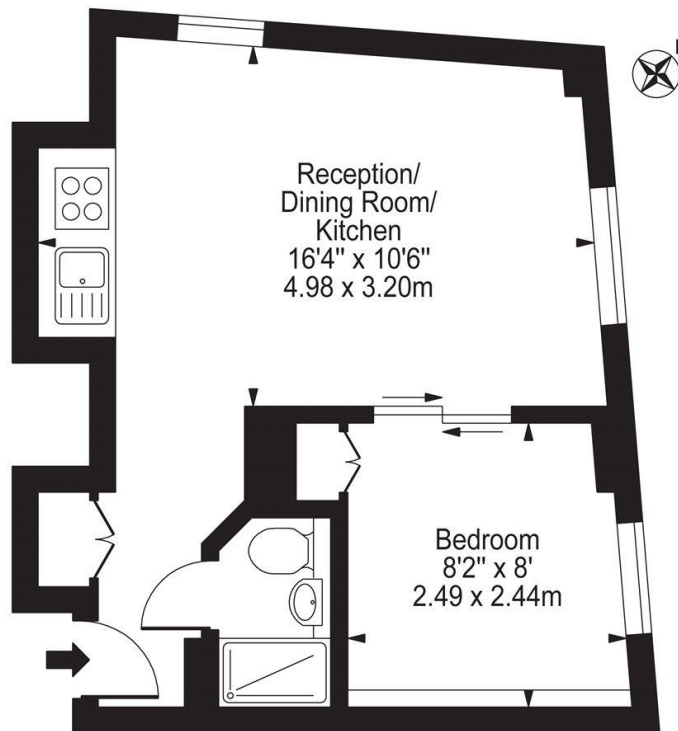
£2,340 per month  
(£540 per week)

A modern and conveniently placed apartment within a portered building in the heart of Chelsea.

CHESTERTONS

# Nell Gwynn House

Approx. Gross Internal Area 291 Sq Ft - 27.03 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**Minimum Term:** 12 months  
**Deposit Required:** £2,700.00  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** D  
**EPC Rating:** C  
**Furnished**

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+) <b>A</b>                                    |         |           |
| (81-91) <b>B</b>                                  |         |           |
| (69-80) <b>C</b>                                  | 73      | 78        |
| (55-68) <b>D</b>                                  |         |           |
| (39-54) <b>E</b>                                  |         |           |
| (21-38) <b>F</b>                                  |         |           |
| (1-20) <b>G</b>                                   |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

## *Chestertons Chelsea Lettings*

17 Cale Street  
 London  
 SW3 3QR  
[chelsea@chestertons.co.uk](mailto:chelsea@chestertons.co.uk)  
 02075944750  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

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