



## NELL GWYNN HOUSE

Chelsea SW3



# IN THE HEART OF CHESLEA

Situated on the ninth and tenth floors of this highly regarded 24-hour portered building, this beautifully presented penthouse is newly renovated and finished to an impeccable standard.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: unknown

Tenure: Leasehold, 983 years remaining

Ground rent: peppercorn

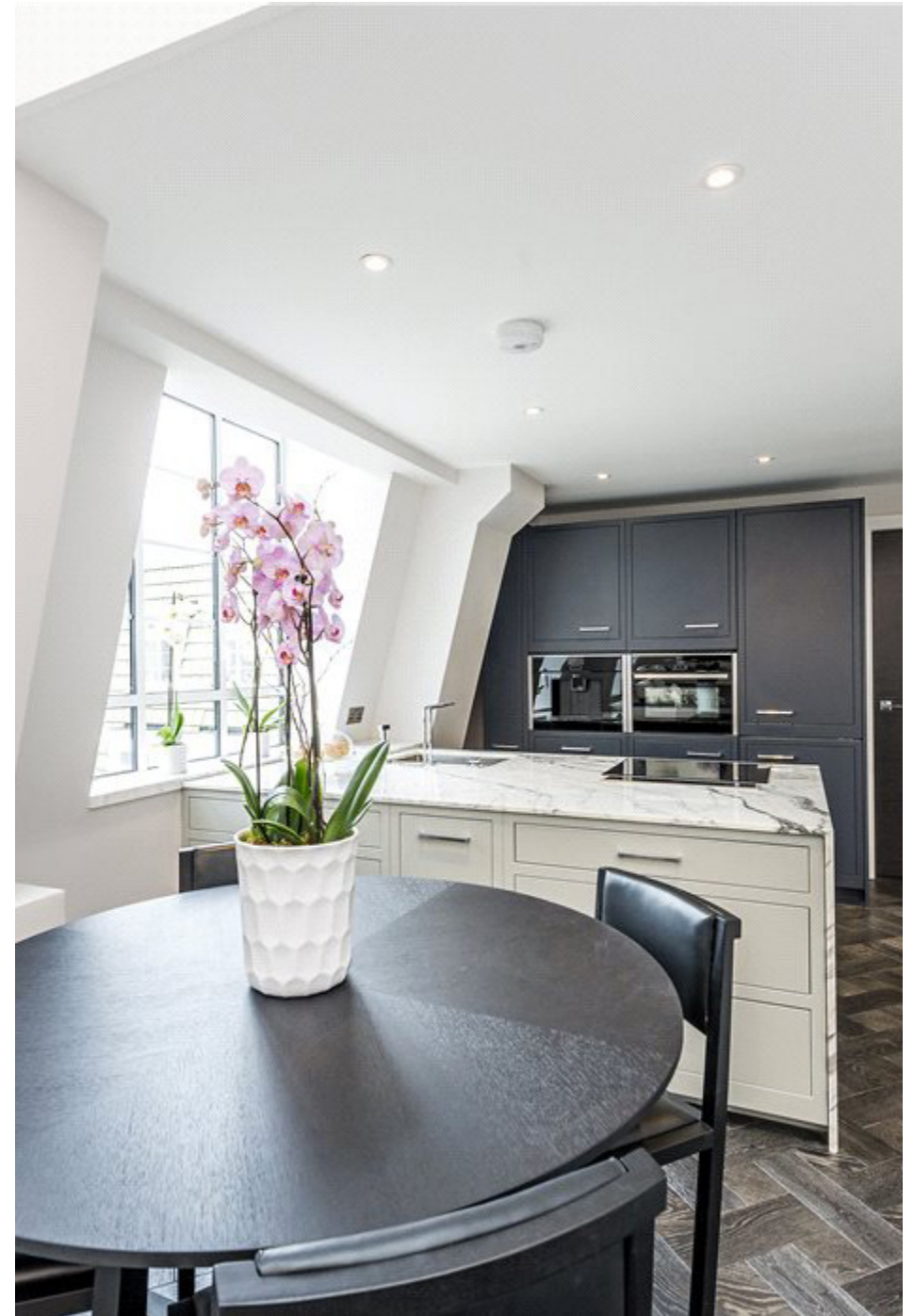
Service charge: £9,599 per annum, next review date is 2027

Guide price: £2,000,000



Situated on the ninth and tenth floors of this sought-after 24-hour portered building, this newly renovated penthouse has been finished to a high standard throughout. The apartment offers generous open-plan living space and two well-designed en suite bedrooms.

A standout feature is the private decked roof terrace, complete with a Jacuzzi hot tub with integrated speakers and uninterrupted views across the London skyline.







The open-plan reception, dining and kitchen area is designed for both everyday living and entertaining, featuring a remote-controlled bioethanol ribbon fireplace. Double-height ceilings and vaulted skylights create a bright and spacious feel throughout. The principal bedroom occupies the upper floor and benefits from floor-to-ceiling fitted wardrobes and an en suite bathroom.

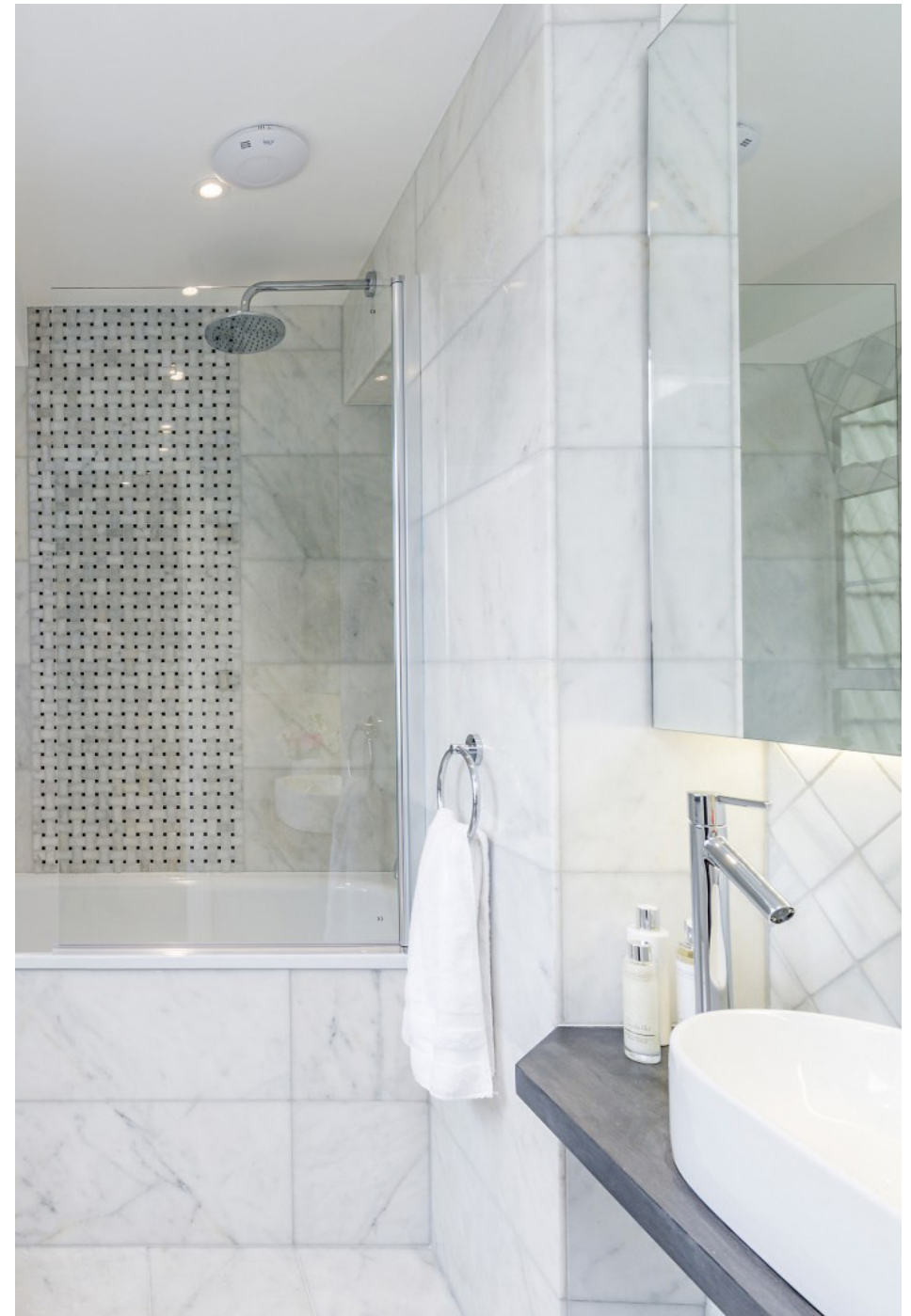
The property is equipped with a Control4 audio-visual system, integrated speakers across four zones, a concealed 5.1 surround sound system in the reception room, automated blinds and electronically operated skylights.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.



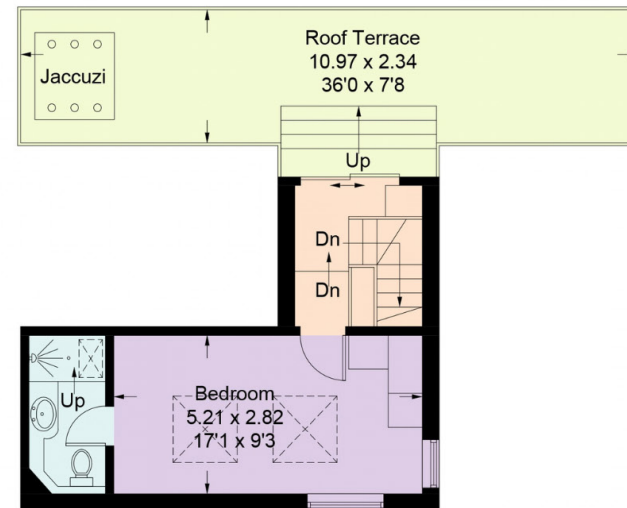
Nell Gwynn House is an Art Deco building a short distance from Sloane Square (0.4 miles) and the King's Road (0.2 miles) with its many international amenities and excellent transport facilities including Sloane Square underground station (District and Circle lines) and South Kensington underground station (District/Circle/Piccadilly lines).

Nell Gwynn House is approximately 900 yards from Harrods. The Natural History Museum, Science Museum and Victoria and Albert Museum are also within close proximity to the property. The open spaces of Hyde Park are 1.1 miles away. (All times and distances are approximate).



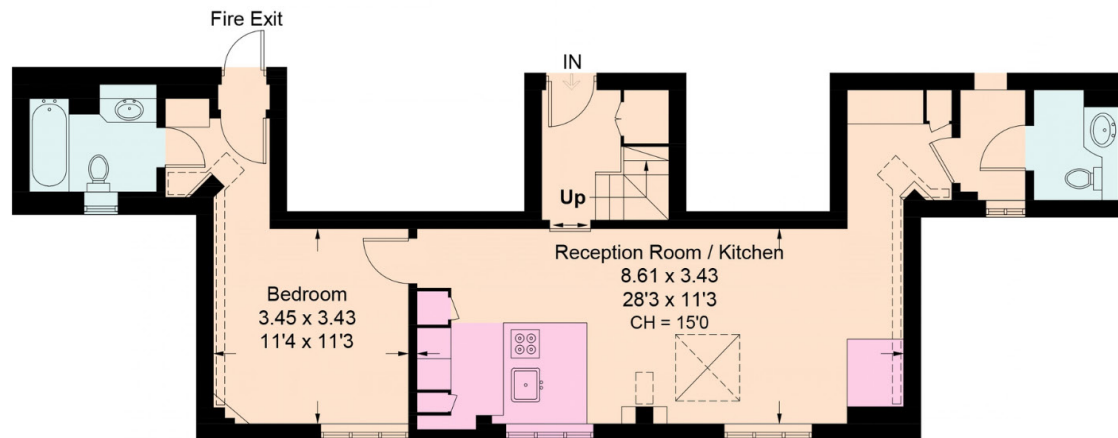






**Tenth Floor**

 = Reduced headroom below 1.5m / 5'0



**Ninth Floor**

Approximate Gross Internal Area = 89.6 sq m / 964 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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