

LOWER SLOANE STREET





A truly impressive first floor apartment arranged laterally over two handsome red bricked period houses with a lift, balconies and access to the charming private communal garden at the rear.

The ceilings are high and the rooms voluminous. The buildings are positioned at the northern end of Lower Sloane Street and therefore a short walk from Sloane Square Tube and the beginning of the Kings Road.

- Two double bedrooms with en-suite bathrooms
- Drawing room
- Entrance hall
- Cloakroom
- Kitchen / dining room
- Reception room
- Two balconies





AMENITIES

- Lift
- Access to the communal gardens
- Independent gas central heating and hot water

TERMS

Guide Price: £2,995,000
Tenure: Leasehold; 122 years (exp. 16/11/2148)
Service Charge: Currently £12,744 for the year ending 31/12/2026
Ground Rent: Peppercorn
Local Authority: Royal Borough Kensington and Chelsea
Council Tax: Band H
EPC: Rating C



APPROXIMATE GROSS
INTERNAL AREA

1,588 sq ft
147.53 sq m

CH: Ceiling height

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