



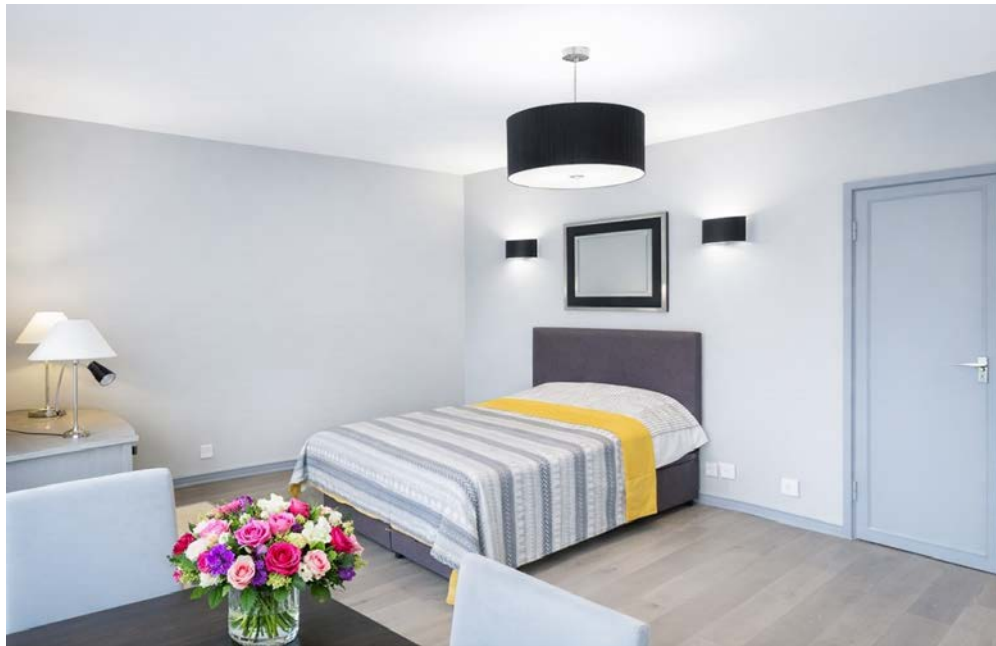
# BRISTOL HOUSE

LOWER SLOANE STREET CHELSEA SW1W



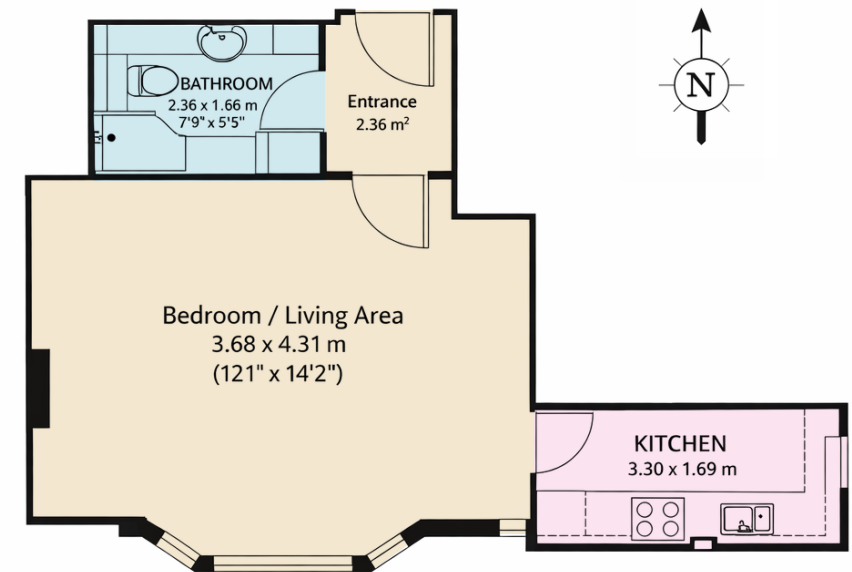
## This newly decorated studio flat has a porter and lift service and is close to the fashionable King's Road.

Situated on the second floor, the flat is decorated in neutral tones. It offers a bright and spacious bedroom/living room, a separate kitchen, a hallway and a bathroom. It is located a few minutes away from Sloane Square Underground station (District and Circle lines).



### Approx. Gross Internal Area

317.7 sq ft / 29.52 sq m



### Second Floor

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

### Features

- Studio Apartment
- Bathroom
- Kitchen
- Lift
- Caretaker

**Price** £399,000

**Tenure** Leasehold with 75 Years Remaining

**Service Charge** Approx £7,245 per annum

**Ground Rent** Approx £175 per annum

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-101)	
B (81-91)	
C (69-80)	76
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



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