

For Sale



LCP/PrivateOffice  
est.1990

Bristol House, Lower Sloane Street SW1W

+44 (0) 207 723 1733 / sales@lcpprivate.com

£762,500

# Bristol House, Lower Sloane Street SW1W

A bright and spacious one bedroom apartment located on the second floor of this small, modern, purpose-built block on Lower Sloane Street.

The apartment was refurbished five years ago and offers a contemporary finish with timber flooring throughout, a modern living space, contemporary kitchen, double bedroom with fitted wardrobes and a bathroom.

Bristol House is a few minutes walk from Sloane Square, the King's Road, Duke of York Square and plenty of world class shops, bars and restaurants as well as excellent transport links.

**Lease:** approximately 166 years remaining

**Council Tax:** RBK&C Band G

**Service Charge:** £8,360 per annum

**Ground Rent:** Peppercorn

**EPC Rating:** E



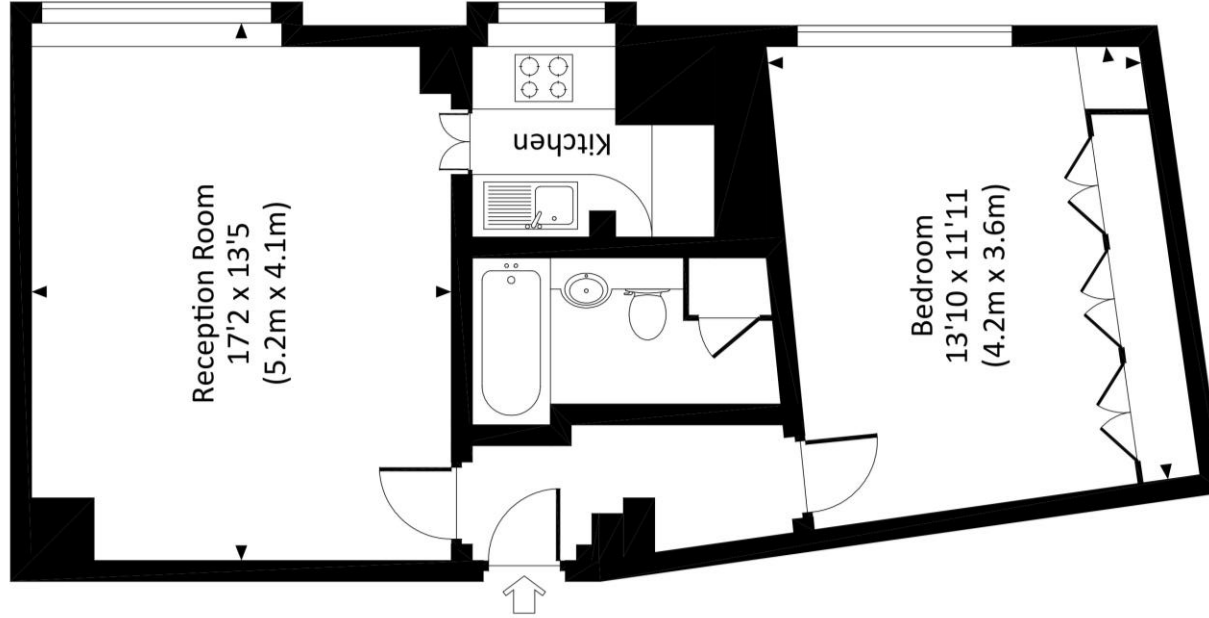


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



**LOWER SLOANE STREET, SW1W**

Approx. gross internal area  
583 Sq Ft. / 54.2 Sq M.



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

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