

LOWER SLOANE STREET



CHELSEA SW1 8PJ



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: £3,200,000

Tenure: Leasehold; 125 years

Service Charge: Currently £12,018 for the year ending 31/12/2025

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

© Alex Winship Photography Ltd.