



Lower Sloane Street

CHELSEA • GUIDE PRICE £1,150,000

A really special one bedroom flat on the doorstep of Sloane Square in the heart of Chelsea with direct access to its own patio and communal garden.

DESCRIPTION

The flat perfectly blends period charm with modern convenience, making it an inviting and practical home. It features a generously sized double bedroom, complete with ample built-in cupboards. A welcoming hallway offers access to significant loft storage, ideal for keeping belongings organised and out of sight and the modernised bathroom is well-appointed, providing contemporary comfort.

The reception room has wooden flooring, decorative cornicing, and a bay window that looks out over meticulously maintained communal gardens. These features create a warm and inviting atmosphere, perfect for relaxation and entertaining.

The kitchen, equipped with a new boiler, provides direct access to a private patio area and the communal gardens, offering a pleasant environment for outdoor dining or unwinding in the fresh air.

The property is offered with a long lease, providing peace of mind for future occupancy. Lower Sloane Street's prime location ensures easy access to Sloane Square Underground station (Circle & District Lines), and it is conveniently situated near the boutiques, restaurants, and cafes of Chelsea, Belgravia, and Knightsbridge.

Ideal Uses

This apartment presents an excellent opportunity as a primary residence, a pied-à-terre, or a rental investment, thanks to its desirable location and attractive features.

TERMS

Price: Guide Price £1,150,000

Tenure: Leasehold

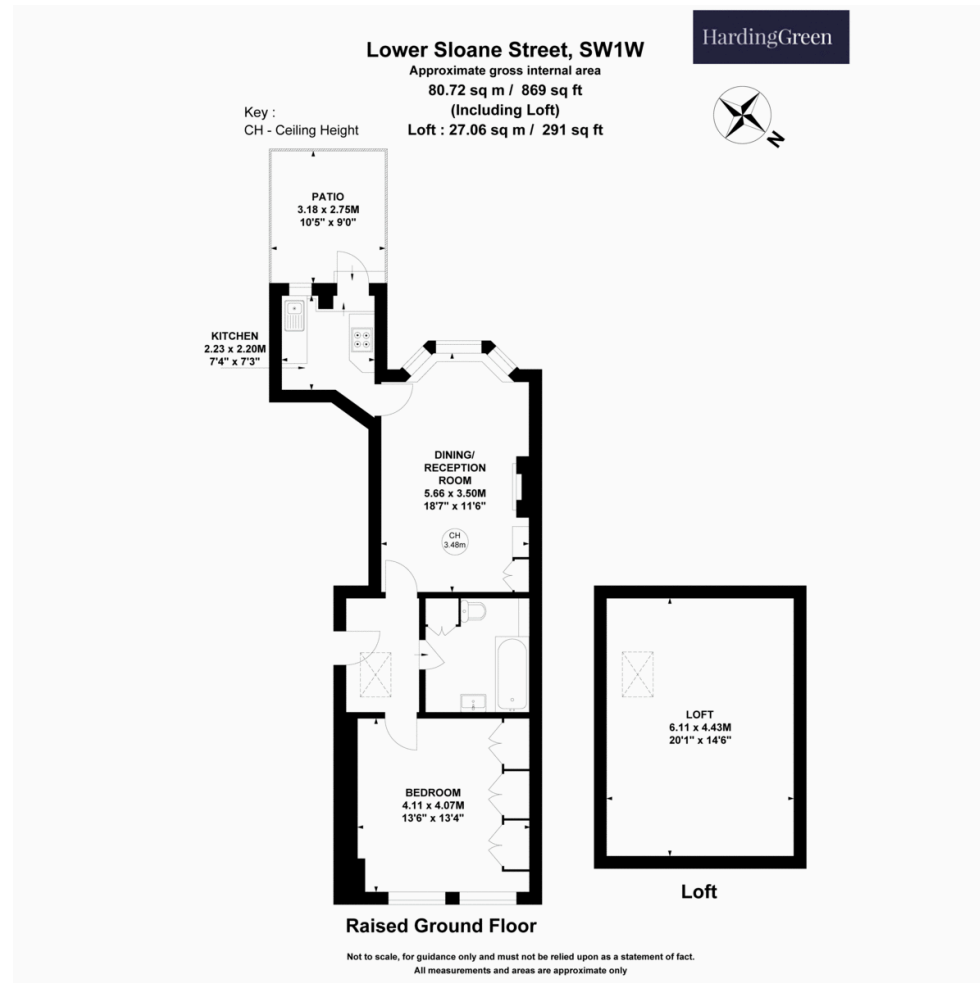
Ground Rent:

Service Charge: £7,600.00

Local Authority: Royal Borough of Kensington & Chelsea







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	83
<small>EU Directive 2002/91/EC</small>		
England, Scotland & Wales		



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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