



LOWER SLOANE STREET | CHELSEA SW1W 8BJ



A sizeable flat laterally converted over two handsome period red bricked buildings with open garden views both at the front and rear.

Lower Sloane Street runs south from Sloane Square and the flat is located at the northern end within easy reach of the tube station and the entrance to the Kings Road.

Accommodation

- Two double bedrooms
- Bathroom en suite
- Shower room en suite
- Cloakroom
- Kitchen
- Reception room
- Lift
- Independant central heating and hot water
- Access to garden by separate arrangement

Guide Price £1,775,000

Tenure Leasehold, 125 years

Ground Rent Peppercorn

Service Charge £8,807 for year ending 31/12/24 including reserve fund

Local Authority The Royal Borough of Kensington & Chelsea

Council Tax Band H

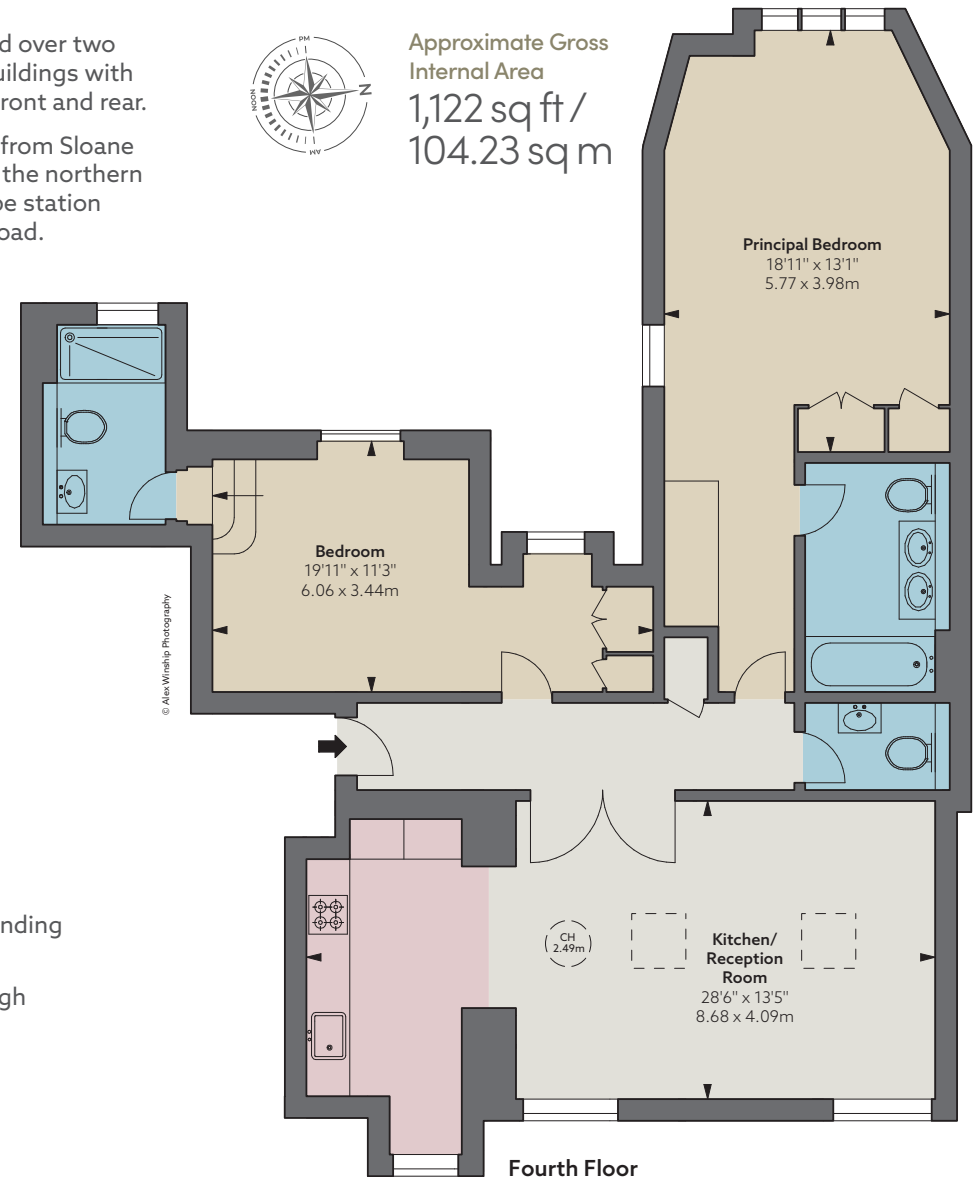
EPC Rating B

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 20/08/24 JLL-230523E-08M5



Approximate Gross Internal Area
1,122 sq ft /
104.23 sq m



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