



Nell Gwynn House, Sloane Avenue, Chelsea **SW3**

Sloane Avenue, Chelsea SW3

A well-presented studio apartment, on the fourth floor with lift, in this popular block with porter in the heart of Chelsea. The flat would make a wonderful pied-a-terre and provides an attractive rental investment.

Nell Gwynn House is a short walk from Sloane Square and the Kings Road with its many International amenities and excellent transport facilities.



Guide price: £455,000

Tenure: Share of freehold: approximately 986 years remaining

Service charge: £5000 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: D

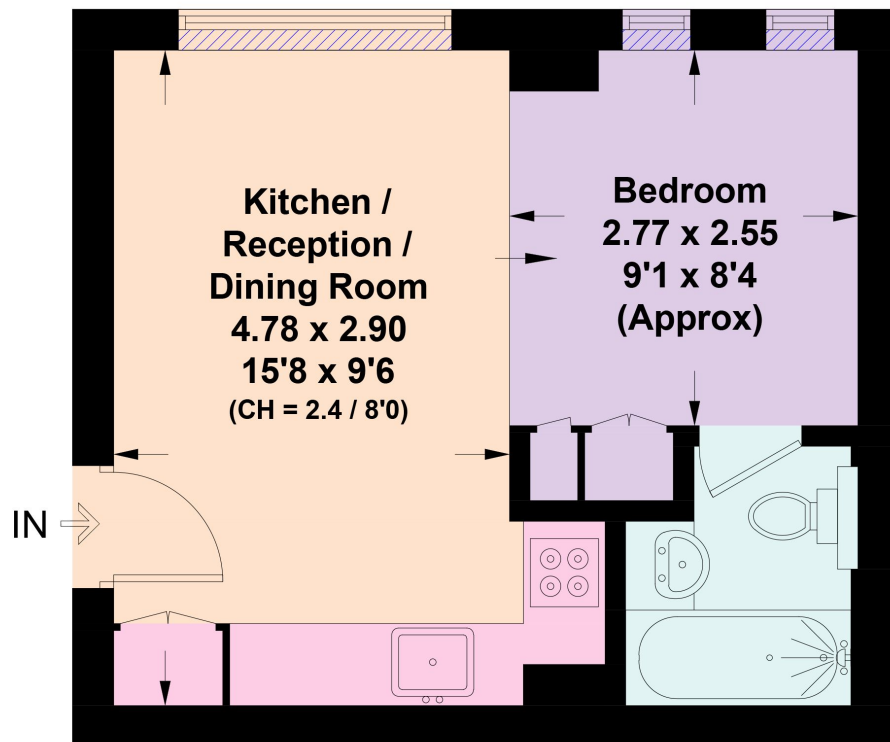




Nell Gwynn House



 = Limited use area



Fourth Floor

Approximate Gross Internal Floor Area
26.60 sq m / 286 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Knightsbridge
52 - 54 Sloane Avenue
London
SW3 3DD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Fred Dashwood
020 7861 1754
fred.dashwood@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated October 2023. Photographs and videos dated October 2023.
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