



{ LOWER SLOANE STREET, LONDON
SW1W

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Lower Sloane Street, London,
SW1W

Asking Price £1,300,000
Leasehold

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

2 BEDROOMS, RECEPTION ROOM,
KITCHEN, SEPARATE BATHROOM,
GREAT TRANSPORT LINKS

Council Tax

Council Tax Band G

Hamptons

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{ A BRIGHT AND WELL PROPORTIONED TWO BEDROOM APARTMENT.

The Property

A beautifully presented and well-proportioned two bedroom top floor flat in this handsome period red brick building. It benefits from hand cut oak parquet floors in the reception, plenty of light throughout from the various skylights and with attractive views both to the front and rear.

Location

Sloane Gardens is a small, upscale neighbourhood located in the Royal Borough of Kensington and Chelsea, in London. The area is known for its beautiful architecture, charming gardens, and close proximity to the amenities of the King's Road. Sloane Gardens is a peaceful and residential area with an array of luxurious properties, from period townhouses to modern apartments. The neighbourhood is home to some of the most prestigious schools in London, making it a popular choice for families.

Additional Information

Tenure: Leasehold (expires 22/09/2135)
Service charge: TBC
Ground Rent: Peppercorn

Important Information

Lease expires	22/09/2135
Ground rent per annum	£300.00
Ground rent review date	call for details
Service charge per annum	call for details

Local Authority: RBKC
Council Tax: Band G



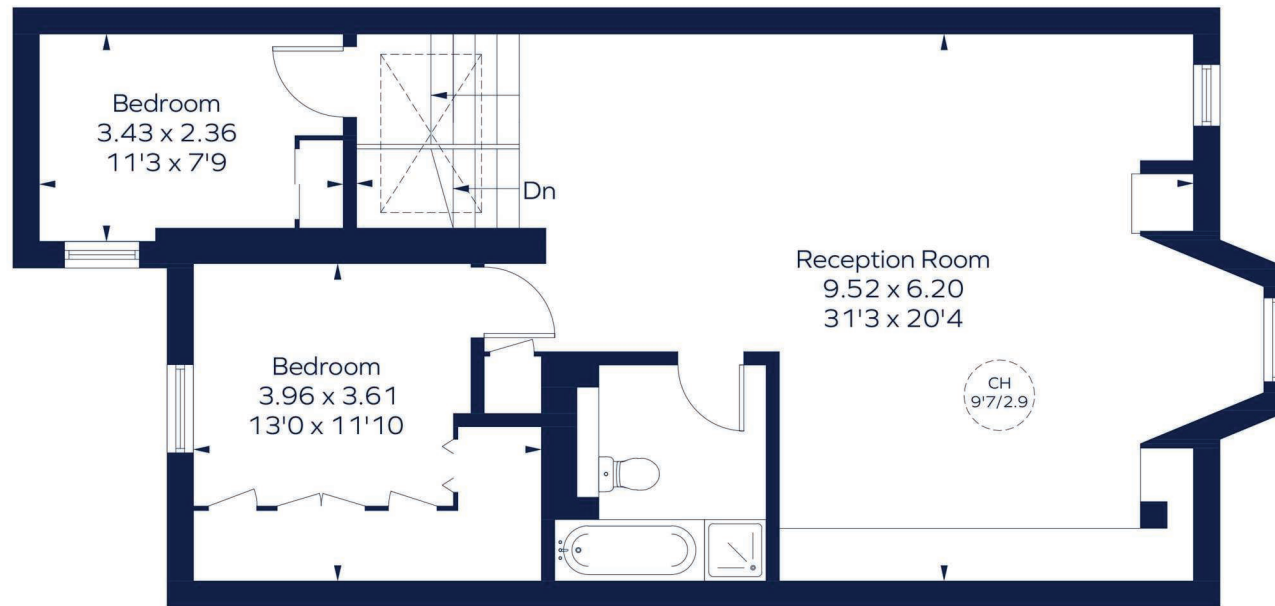
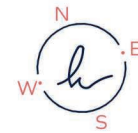
LOWER SLOANE STREET

Approximate Gross Internal Area

Second floor = 129 sq. ft. (12.0 sq. m.)

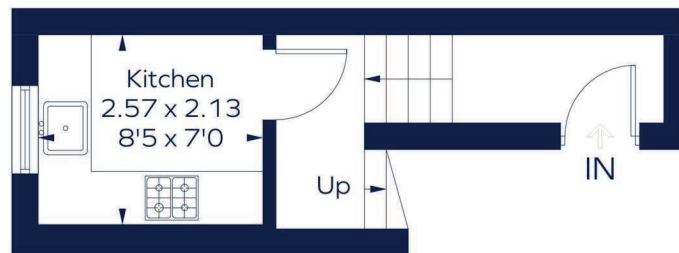
Third floor = 814 sq. ft. (75.6 sq. m.)

Total = 943 sq. ft. (87.6 sq. m.)



Third Floor

CH 9'7/2.9 = Ceiling Height



Second Floor

Drawn for illustration and identification purposes only.

ID 951050

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
13-30	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

