

# NELL GWYNN HOUSE | SW3



Winkworth

# Nell Gwynn House

Sloane Avenue, London SW3 3BG

**ASKING PRICE: £545,000 Subject to Contract**

A particularly bright and newly refurbished one-bedroom apartment with a share of freehold moments from Sloane Square, South Kensington and Knightsbridge.

The apartment is located on the seventh floor (multiple passenger lifts) of this well maintained and newly renovated historic building, benefitting from a huge amount of natural light and far reaching views towards Harrods and the London skyline.

The present owner has resided in the apartment for over ten years. It is now offered with vacant possession having been completely refurbished to a very high standard throughout with above average storage space making it suitable for long term lets.

Nell Gwynn House has just undergone an extensive refurbishment in the main entrance and benefits from a 24 hour concierge service. Accommodation Comprises: Smart communal entrance, 24 hour concierge, multiple passenger lifts, excellent storage, open plan kitchen and living area, double bedroom area, bathroom and qualification for RBKC parking permits.

**TENURE:** Leasehold: 999 years from 24 December 2010; plus share of freehold

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band D

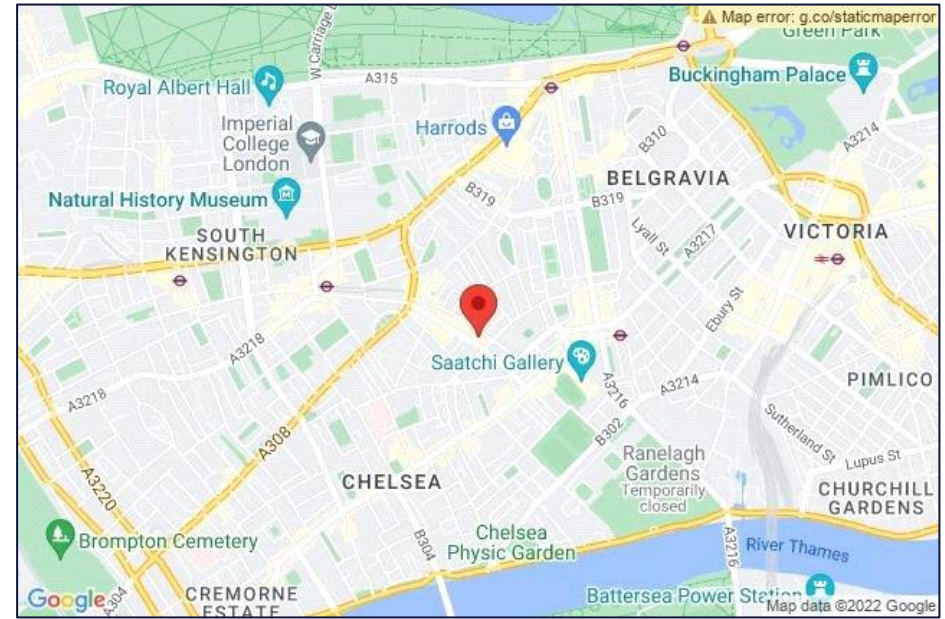
**SERVICE CHARGE:** £2,363 per annum

**RESERVE FUND CONTRIBUTION:** £1,315 per annum

**GROUND RENT:** Peppercorn

**EPC RATING:** C





## Location:

Nell Gwynn House is located on Sloane Avenue in the heart of Chelsea and is ideally situated for the many shops and restaurants of the King's Road, South Kensington and Sloane Square. There is a local supermarket, a dry cleaners, secure underground parking and many other amenities and cafes in the immediate proximity.

The nearest underground stations are at Sloane Square (District and Circle lines), South Kensington (District, Circle and Piccadilly lines) and Knightsbridge (Piccadilly line).

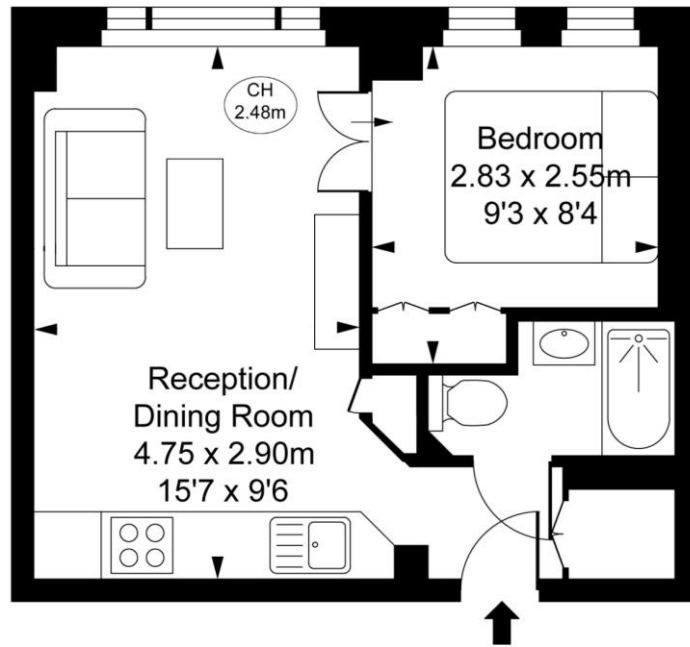


# Nell Gwynn House, SW3

Approximate Gross Internal Area

28 sq m / 301 sq ft

( CH = Ceiling Heights )



Seventh Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



for every step...

Knightsbridge & Chelsea | 020 7589 6616  
 knightsbridge@winkworth.co.uk