

NELL GWYNN HOUSE | SW3

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Winkworth

503 Nell Gwynn House

Sloane Avenue, London SW3 3BD

ASKING PRICE: £575,000 Subject to Contract

This studio apartment is situated in a prime location, just moments away from Sloane Square, South Kensington, and Knightsbridge. Positioned on the fifth floor it offers some of the best views and is quietly set on the corner of the building.

Nell Gwynn House, has undergone extensive refurbishment in the main entrance and benefits from a 24-hour concierge service.

The accommodation comprises a smart communal entrance, 24-hour concierge, a studio room, a separate kitchenette and bathroom. Residents of this apartment can qualify for RBKC parking permits, which is a great added convenience.

Overall, this studio apartment is an excellent choice for anyone seeking a convenient and comfortable living space in a prime location.

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: £2,227 half yearly in advance

RESERVE FUND CONTRIBUTION: £1,800 per annum

GROUND RENT: Peppercorn

EPC RATING: C

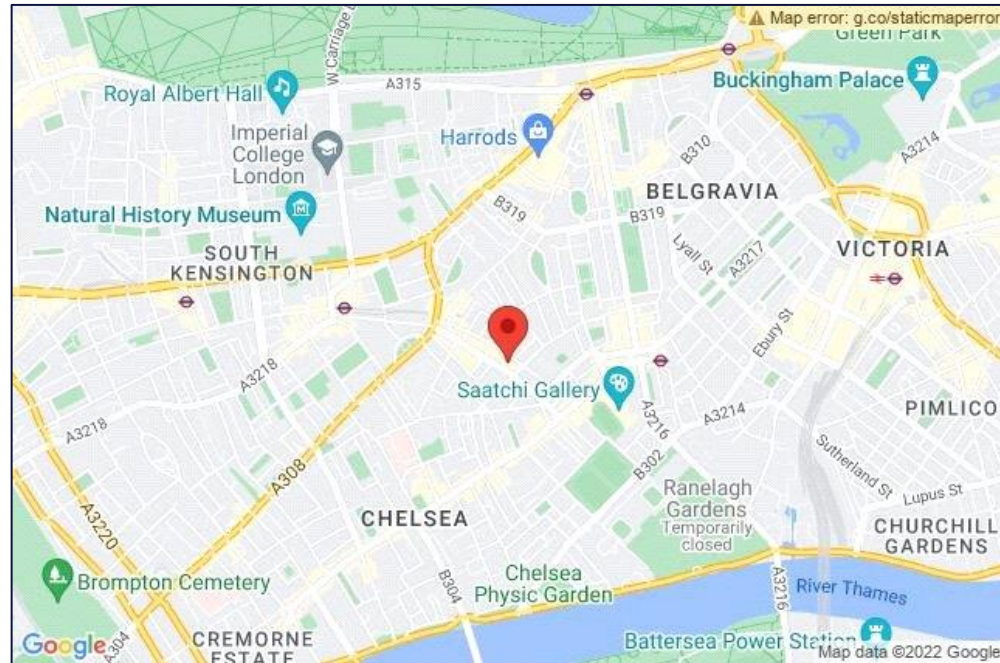




Location:

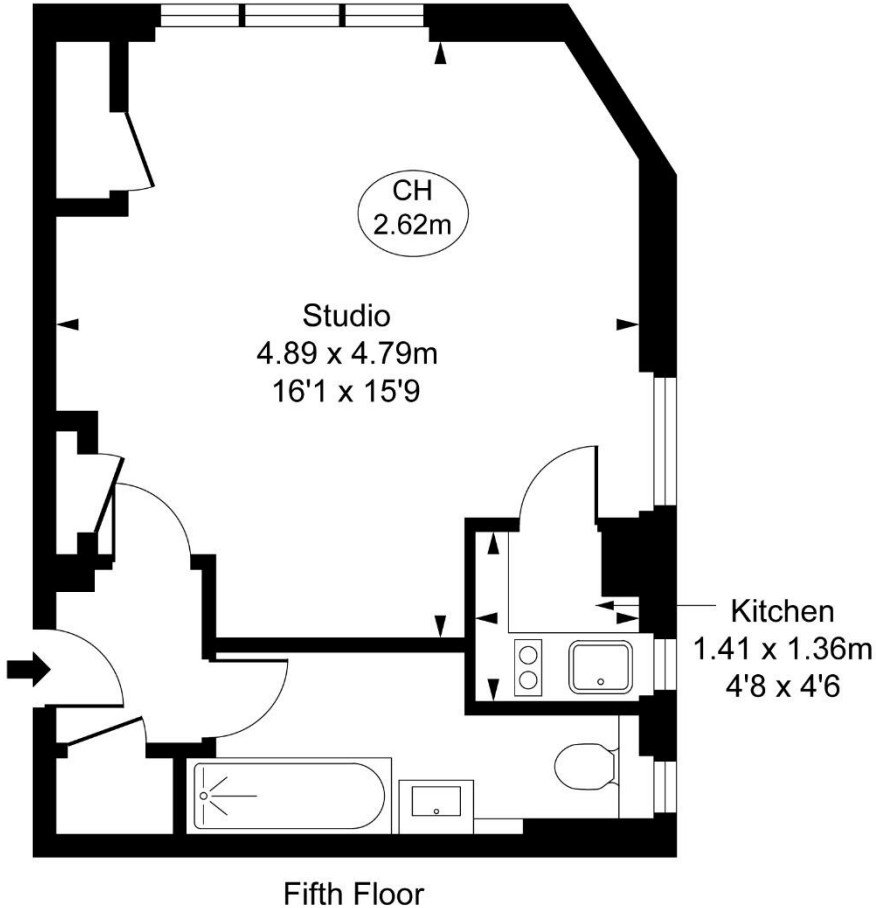
Nell Gwynn House is located on Sloane Avenue in the heart of Chelsea and is ideally situated for the many shops and restaurants of the King's Road, South Kensington and Sloane Square. There is a local supermarket, a dry cleaners, secure underground parking and many other amenities and cafes in the immediate 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,
Sloane Avenue, SW3**
Approximate Gross Internal Area
31.18 sq m / 336 sq ft
(CH = Ceiling Heights)



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



for every step...

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