

NELL GWYNN HOUSE | SW3



Winkworth

534 Nell Gwynn House

Sloane Avenue, London SW3 3BD

ASKING PRICE: £650,000 Subject to Contract

A convenient studio apartment with a share of freehold moments from Sloane Square, South Kensington and Knightsbridge.

The spacious apartment is located on the fifth floor (multiple passenger lifts) of this well-maintained and newly renovated historic building. It holds arguably the most premium position in the building, being both quiet and on the corner.

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, studio room, 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 E

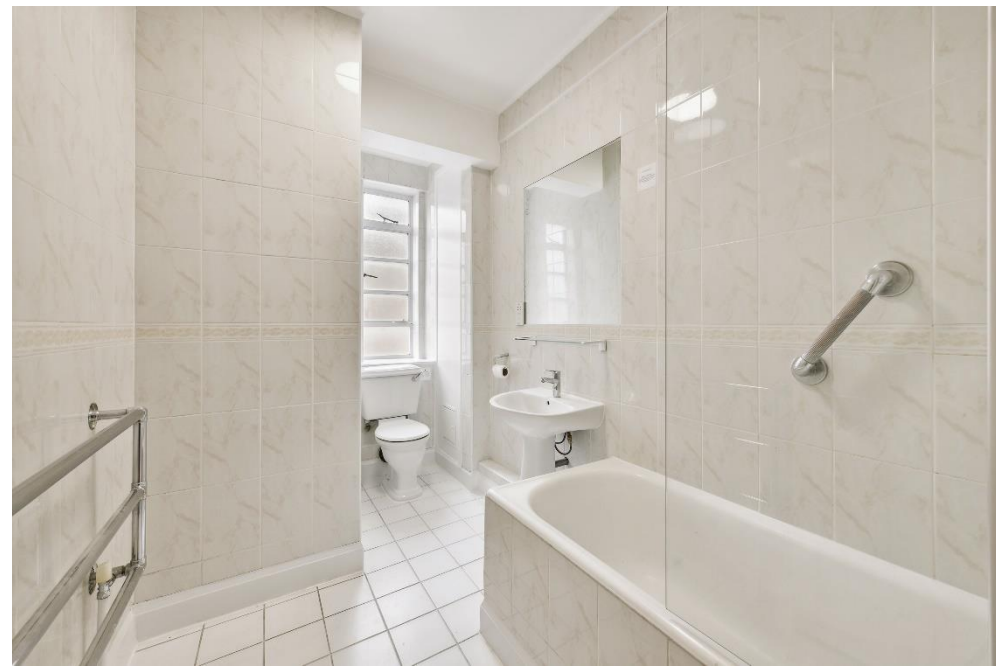
SERVICE CHARGE: £2,553 half yearly

RESERVE FUND CONTRIBUTION: £2,060 per annum

GROUND RENT: Peppercorn

EPC RATING: C

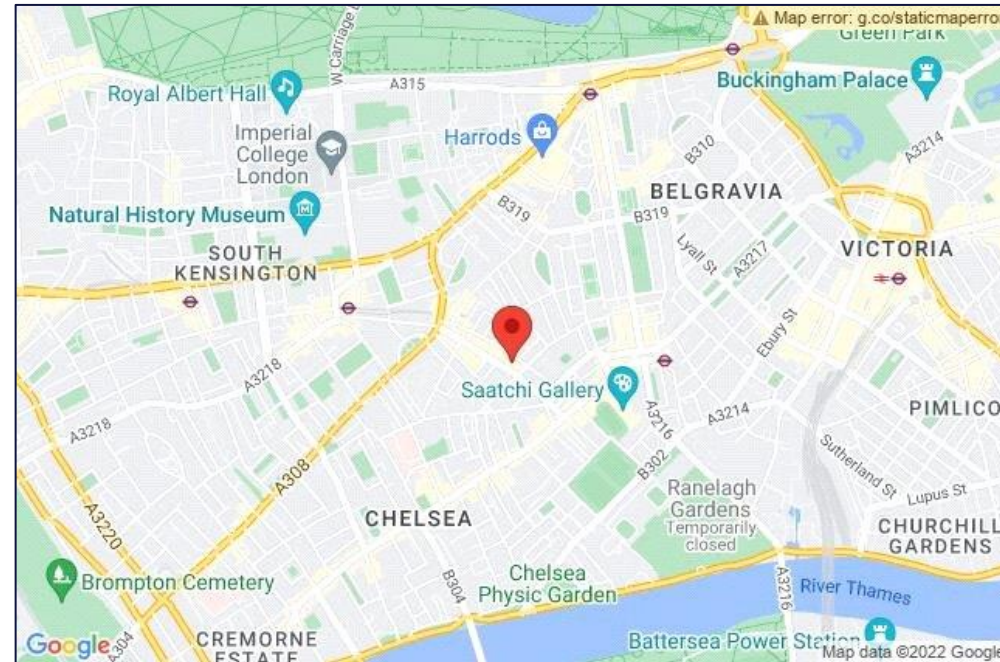




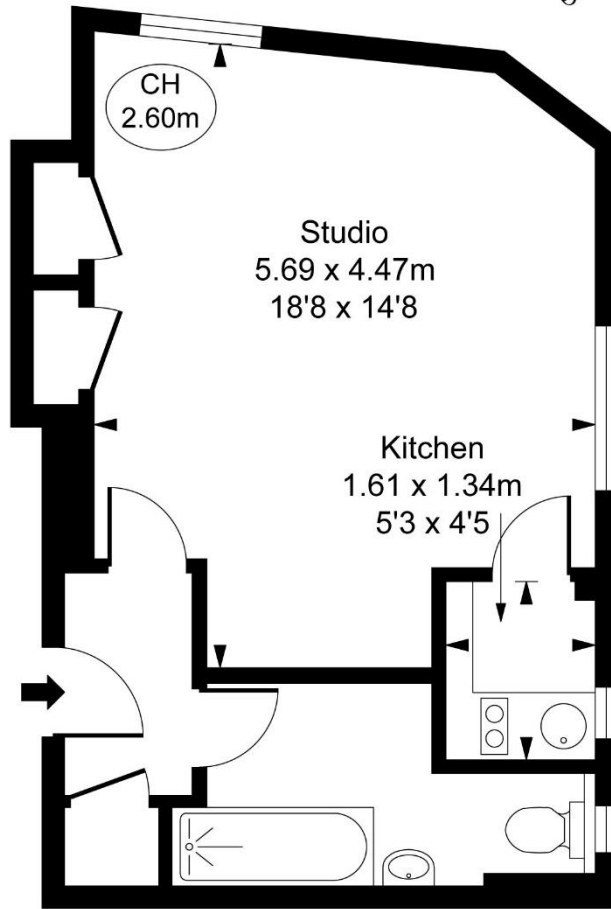
Location:

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
35.26 sq m / 380 sq ft
(CH = Ceiling Heights)



Fifth 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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(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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