



AN IMMACULATELY PRESENTED TWO BEDROOM FLAT ON THE SECOND FLOOR OF THIS PORTERED BLOCK.

FLAT 3, WEDDERBURN HOUSE, SW1

Guide Price £1,295,000, To be advised

- Two bedrooms
- Reception room
- Kitchen
- Guest WC
- Bathroom
- Second floor (with lift)

Knightsbridge Flats

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Description

A stunning two bedroom (approx 786 sq ft) apartment set on the second floor refurbished and furnished to a high standard located in this well reputed building. The flat features a bright and spacious reception room, modern and well-appointed kitchen and two well-portioned bedrooms with built-in wardrobes, featuring access to the pristine shower room. In addition, the property benefits from a guest WC, a lift and a porter service.

Tenure

Leasehold (approximately 113 years remaining)

Local Area

Lower Sloane Street is well located for the numerous amenities of Pimlico Road and the King's Road, one of London's most famed shopping locations. Transport links include Sloane Square (approximately 0.1 miles away) and Victoria. Several schools are nearby including Francis Holland (0.2 miles) and Garden House School (0.1 mile) and the area is home to several fine restaurants and luxury boutiques.



FLOORPLANS

Gross internal area: 778 sq ft, 72.24 m²



Wedderburn House,
Lower Sloane Street, SW1W

Approximate Gross Internal Area
72.24 sq m / 778 sq ft
(CH = Ceiling Heights)

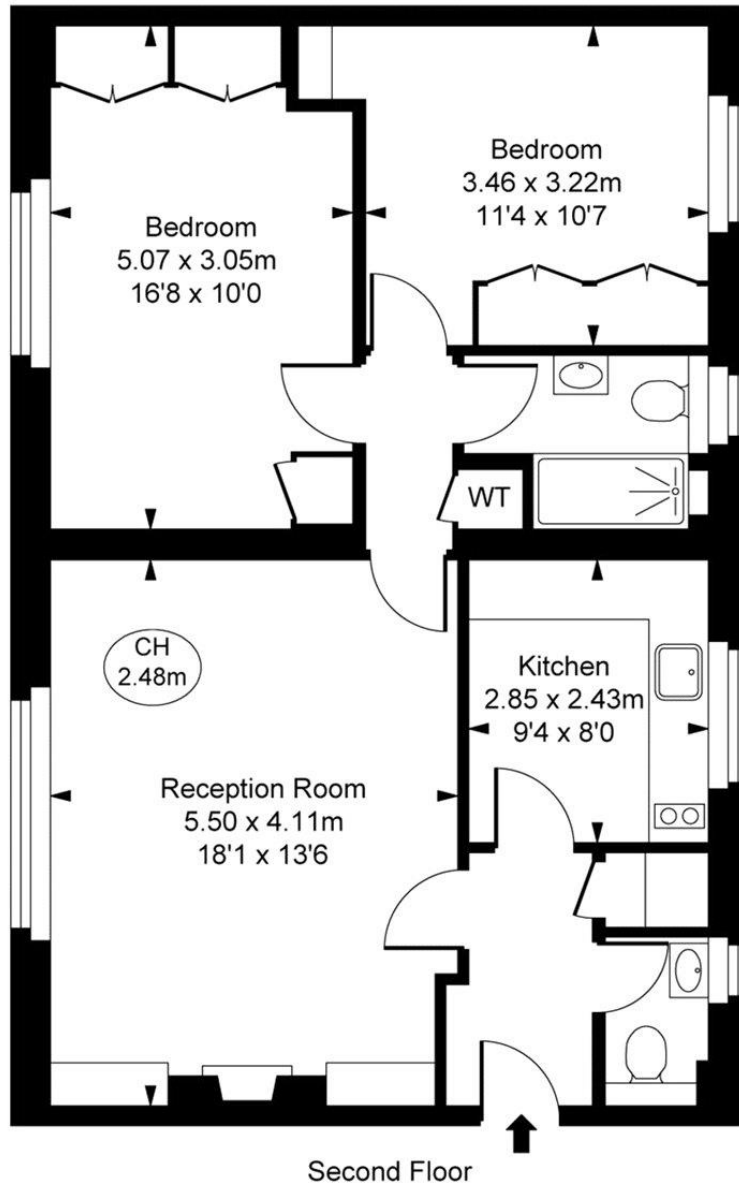


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	