



## A BEAUTIFUL SLOANE STREET MAISONETTE WITH ACCESS TO COMMUNAL GARDENS.

LOWER SLOANE STREET, LONDON SW3

**Guide Price £1,750,000**

- Beautifully-presented reception room
- Spacious dining room
- Access to Communal Gardens
- Two double en suite bedrooms
- Study
- Additional bedroom/bathroom

### Knightsbridge Flats

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### Description

This stunning three bedroom maisonette opens to a study on the second floor with westerly views of the gardens below and towards Duke of York Square. A few steps takes you to the third floor and the stately double reception room, featuring a bay window and exceptional ceiling heights. Flooded in natural light, the property has an east-west aspect with access to the communal gardens from the ground floor. The top floor is grand in dimensions and comprises the property's bedrooms, two well-proportioned bedroom suites and an additional bedroom all of which have excellent storage. In addition, the current owners have enjoyed use of a non-demised roof top terrace.

### Local Area

Historic Lower Sloane Street is a road leading directly to Sloane Square itself. Just metres away are the transport facilities of Sloane Square underground station and numerous boutiques of the King's Road, including Peter Jones and Duke of York Square with its famous Saatchi Gallery and a host of Shops and restaurants.

### Tenure

Leasehold (approximately 26 years remaining)

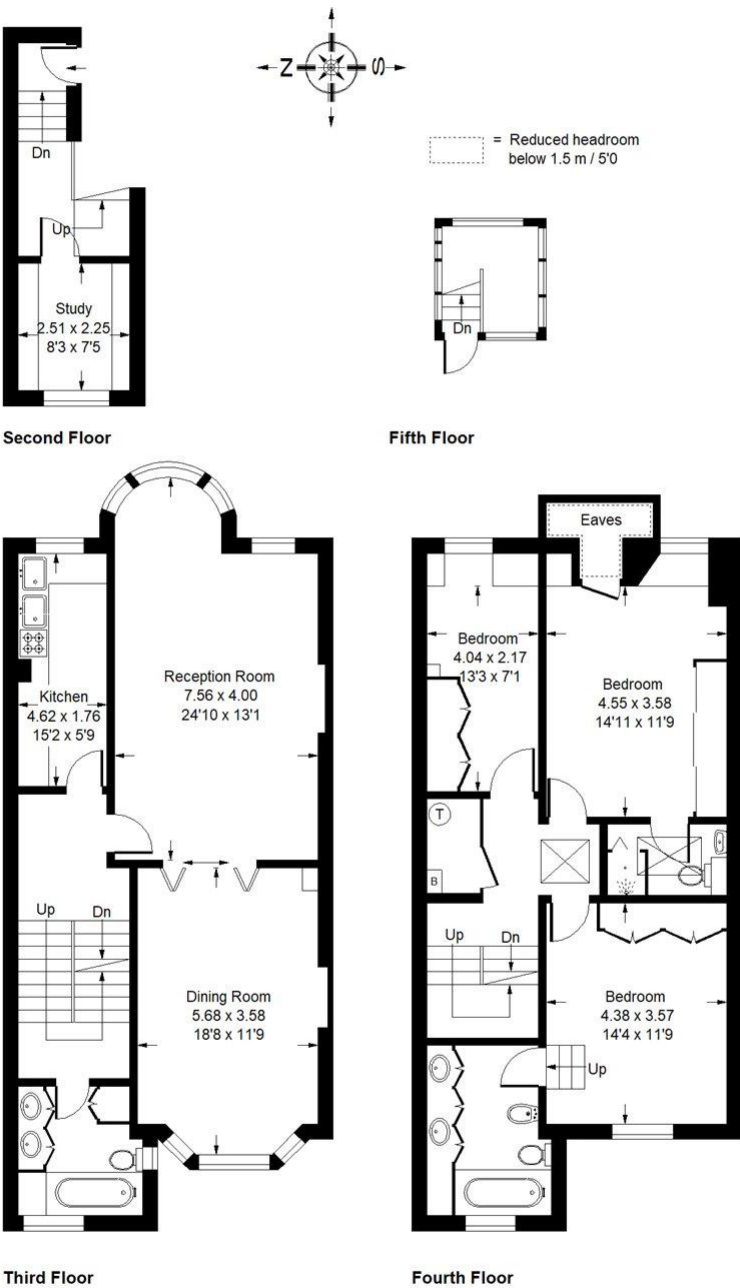
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FLOORPLANS

Gross internal area: 1751 sq ft, 162.7m<sup>2</sup>

Lower Sloane Street, SW1

Approx. Gross Internal Area  
162.7 sq m / 1751 sq ft  
(Including Eaves)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

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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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		