## SLOANE COURT EAST

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These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. In/08/21 LL-200827E-08GG Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

A comfortable flat situated on the fourth floor of this well regarded modern purpose built building with west facing views over the street. Both bedrooms are 'doubles' and it would be an ideal

rental investment or indeed a

and close to Sloane Square.

• Shower room / cloakroom

Communal central heating

Guide price: £1,350,000 Tenure: Leasehold 995 years

Ground rent: Peppercorn

**Local Authority:** The Royal Borough of Kensington & Chelsea

£5,791.72 for 2021

Service charge: Approximately

• 2 Double bedrooms

Bathroom

Entrance hallReception room

and hot water

Caretaker
Lift
EPC: E

Kitchen

perfect pied-à-terre for an owner

occupier wishing to be in Chelsea

- 10 Principal Bedroom 16'7'' x 11'3'' Kitchen **\$** 5.06 x 3.44m 9'7'' x 9'1'' 2.92 x 2.78m Bedroom 2 15' x 12'2'' 4.57 x 3.72m **Reception Room** 16'4'' x 15'1'' Fourth 4.98 x 4.59m Floor ( CH 2.61m **Approximate Gross Internal Area** 853 sq ft 79.24 sq m
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