

FLAT 1 • 6 LOWER SLOANE STREET • CHELSEA SW1 8BJ



An extremely comfortable pied-à-terre situated on the lower ground floor of a handsome terracotta clad period house and located at the northern end of Lower Sloane Street, near to Sloane Square. It has the added benefit of a private west-facing patio.

- Bedroom
- Dressing area
- Bathroom en-suite
- Entrance hall
- Cloakroom
- Kitchen

- Reception room
- Independent gas central heating and hot water
- Lift

Guide Price: £925,000

Tenure: Leasehold 125 years

**Ground Rent:** Peppercorn

Service Charge: £6,018 for year ending 31/12/23 including reserve fund

## Local Authority:

The Royal Borough of Kensington & Chelsea

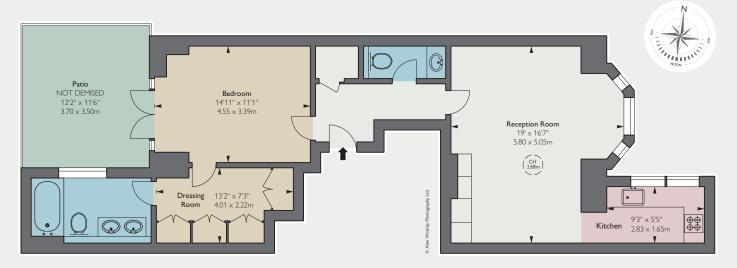
Council Tax: Band G

**EPC:** Rating C





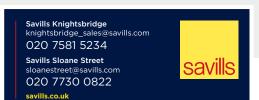




LOWER GROUND FLOOR

**Approximate Gross Internal Area** 

756 sq ft / 70.24 sq m





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. 21/03/24 JL-24/0226-03-G

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.