



Ground & Lower Ground Maisonette
4 Lower Sloane Street
CHELSEA SW1W 8BJ

This duplex apartment is located on the ground and lower ground floors of a handsome red-brick period conversion situated in the heart of Chelsea.



Description

The accommodation comprises a private entrance to a large entrance hall and a grand double reception room with high ceilings and hardwood flooring. The kitchen/breakfast room is located at the rear of the building and provides direct access to the stunning communal gardens. The lower ground floor features three double bedroom, all with en-suite bathrooms and fitted wardrobes. One of the bedrooms has access to a large private patio.

Location

Lower Sloane Street is in extremely close proximity to Sloane Square and is just 0.2 miles from the transport facilities of Sloane Square Underground Station. Duke of York Square, Peter Jones and the famous Saatchi Gallery are all moments away from the property, as well as the other numerous shops, boutiques and restaurants that the area benefits from.

Accommodation

- Reception room
- Dining room
- Kitchen/breakfast room
- Three bedroom suites
- Patio
- Independent heating and hot water
- Access to communal gardens



Approximate Gross Internal Area
2,054 sq ft / 190.91 sq m
excluding vaults and storage

Approximate Gross Vault Area
15 sq ft / 1.44 sq m

Approximate Gross Storage Area
37 sq ft / 3.44 sq m

Total Approximate Gross Internal Area
2,107 sq ft / 195.79 sq m

CH: Ceiling height

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. This plan is not to scale. It is for guidance and not for valuation purposes.

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Guide Price
£3,450,000

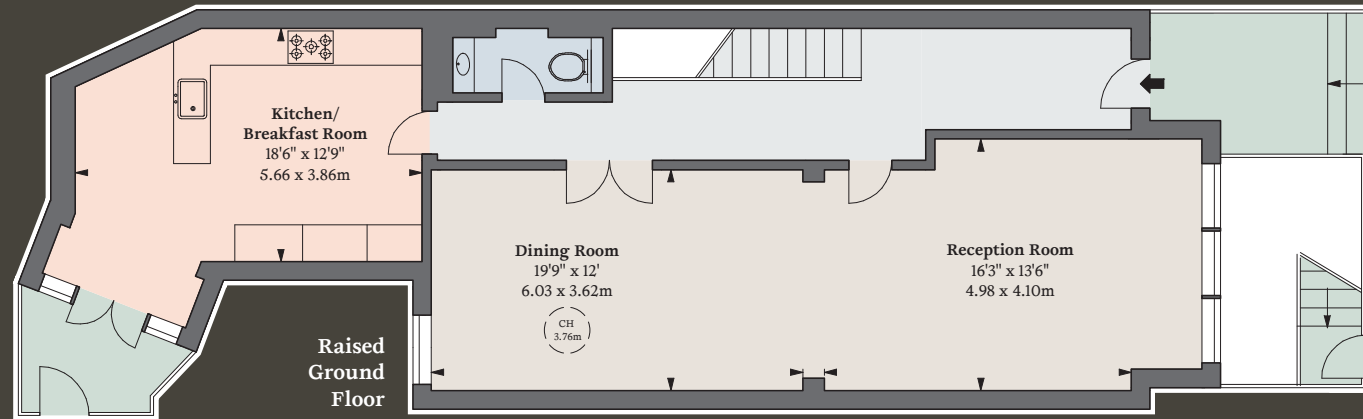
Tenure
Leasehold; a new 125 year lease will be issued upon completion

Ground Rent
A peppercorn

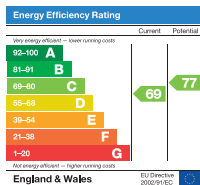
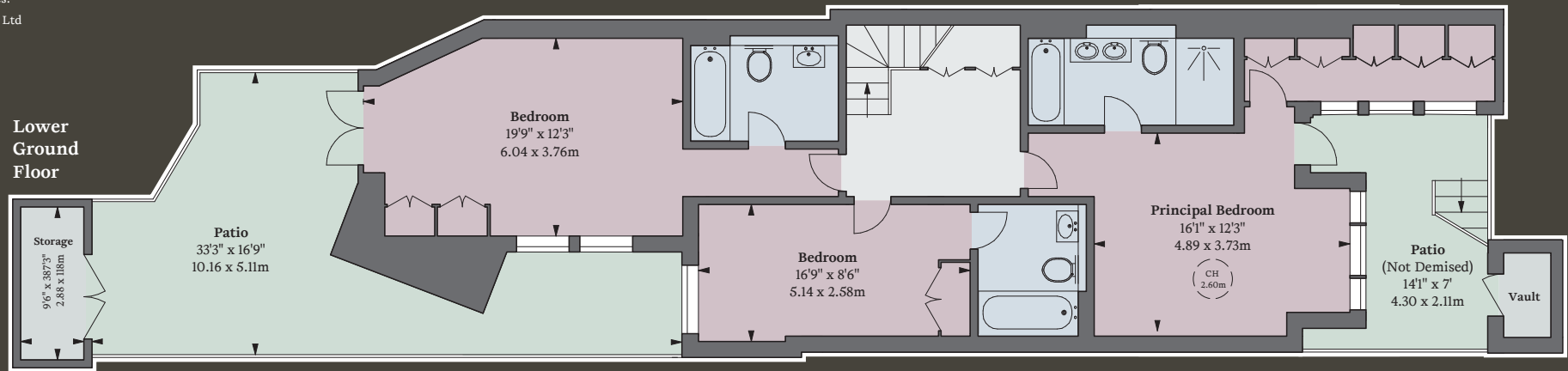
Service Charge
£12,325 per annum,
23.13% of outgoings

Local Authority
The Royal Borough of
Kensington & Chelsea

Council Tax
Band H



Access To Communal Garden



THE BROCHURE
BY
ALEX
WINSHIP

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