



FLAT 4

6 LOWER SLOANE STREET

LONDON SW1W 8BJ



APPROXIMATE GROSS  
INTERNAL AREA  
334 sq ft / 31.03 sq m



## A generous studio flat situated to the south of Sloane Square.

### DESCRIPTION

This immaculately presented property is located on the second floor of a handsome period building in Chelsea. Accommodation comprises a very spacious studio room with a wealth of storage, modern kitchen and a shower room. The building further benefits from a lift.

### LOCATION

Historic Lower Sloane Street leads directly to Sloane Square, just 0.2 miles from transport facilities of Sloane Square Underground Station and moments from the numerous boutiques of the King's Road, including Peter Jones and Duke of York Square with the famous Saatchi Gallery, and numerous other shops, boutiques and restaurants.

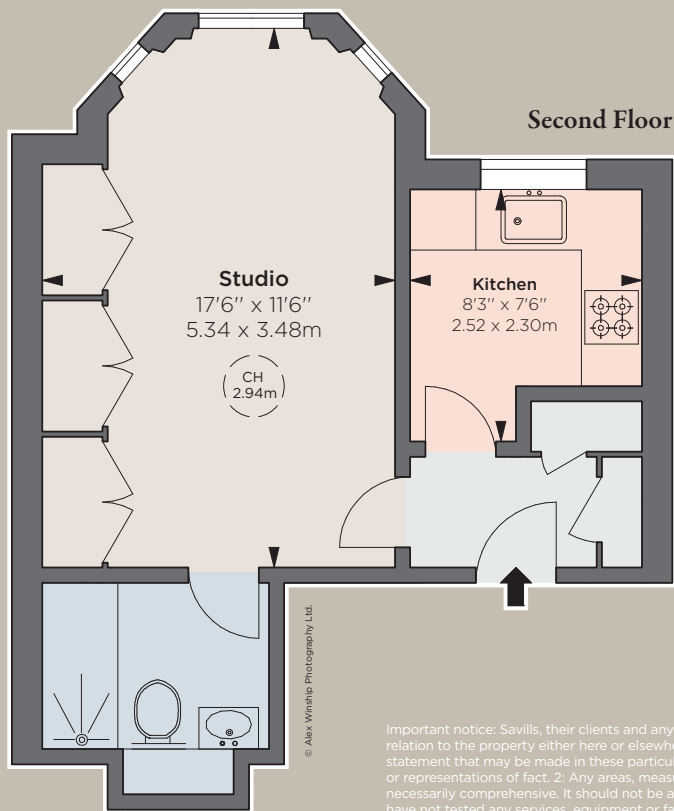
### ACCOMMODATION

• Studio Room • Shower Room • Kitchen • Lift

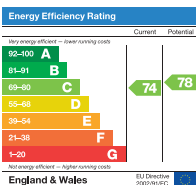
### TERMS

**Guide Price:** £525,000  
**Tenure:** A new 125 year lease will be issued upon completion  
**Service Charge:** £2,622 for the year ending 24/12/24 (3.72% of outgoings)

**Ground Rent:** Peppercorn  
**Local Authority:** The Royal Borough of Kensington & Chelsea  
**Council Tax:** Band TBC



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