LOWER SLOANE STREET





A truly impressive first floor apartment arranged laterally over two handsome red bricked period houses with a lift, balconies and access to the charming private communal garden at the rear.

The ceilings are high and the rooms voluminous. The buildings are positioned at the northern end of Lower Sloane Street and therefore a short walk from Sloane Square Tube and the beginning of the Kings Road.

- Two double bedrooms with en-suite bathrooms
- Drawing room
- Entrance hall
- Cloakroom
- Kitchen / dining room
- Reception room
- Two balconies





LOWER SLOANE STREET







AMENITIES

- Lift
- Access to the communal gardens
- Independent gas central heating and hot water

TERMS

Guide Price: £2,995,000

Tenure: Leasehold; 125 years

Service Charge: Currently £12,018 for the year ending 31/12/2025

Ground Rent: Peppercorn

Local Authority: Royal Borough

Kensington and Chelsea

Council Tax: Band H

EPC: Rating C



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 aujdance only and not for valuation purcoses. 01/04/25 J.LL-250327-04-GG

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.



