



LOWER SLOANE STREET SLOANE SQUARE SW1

AN IMMACULATLY REFURBISHED APARTMENT ON THE FIRST FLOOR OF A WELL-MAINTAINED BUILDING, MOMENTS FROM SLOANE SQUARE.



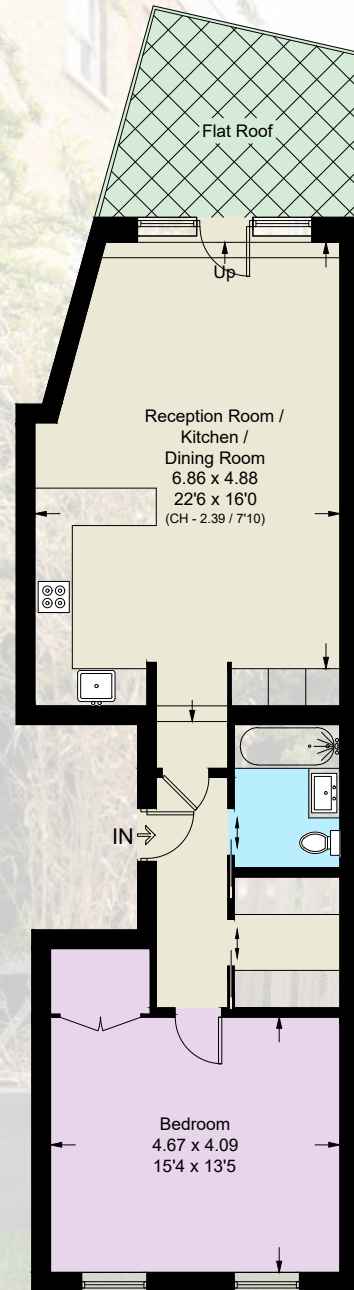


Having been subject to a recent scheme of modernisation, the apartment is finished to exacting standards. Towards the rear is an open plan reception room with fully fitted kitchen and breakfast bar, as well as ample space for entertaining and a dining table. There is a modern bathroom which doubles as a guest cloakroom. Adjacent is an excellent walk-in wardrobe which services a large bedroom which offers a ceiling height of over 2.75m.

Lower Sloane Street is a sought after address close to the world class amenities that The Kings Road, Sloane Street and the wider area has to offer, including Peter Jones, Duke of York Square and the many other shops, bars and restaurants. Sloane Square underground station (District and Circle Lines) is 0.2 miles away.



GROSS INTERNAL AREA (APPROX)  
 765 SQ FT / 71.1 SQ M  
 INCLUDING LIMITED USE AREA  
 (0.5 SQ M / 5 SQ FT)



FIRST FLOOR



Asking price: £1,095,000

Tenure: Leasehold, a new 999 year lease will be granted on completion

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: TBC

Ground Rent: Peppercorn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E	53   E	
21-38	F		
1-20	G		

**MASKELLS**

71 WALTON STREET, LONDON, SW3 2HT  
 +44 (0)207 581 2216  
[www.maskells.co.uk](http://www.maskells.co.uk) [sales@maskells.co.uk](mailto:sales@maskells.co.uk)

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.