



SLOANE COURT EAST CHELSEA SW3

PRIME CHELSEA CONTEMPORARY APARTMENT

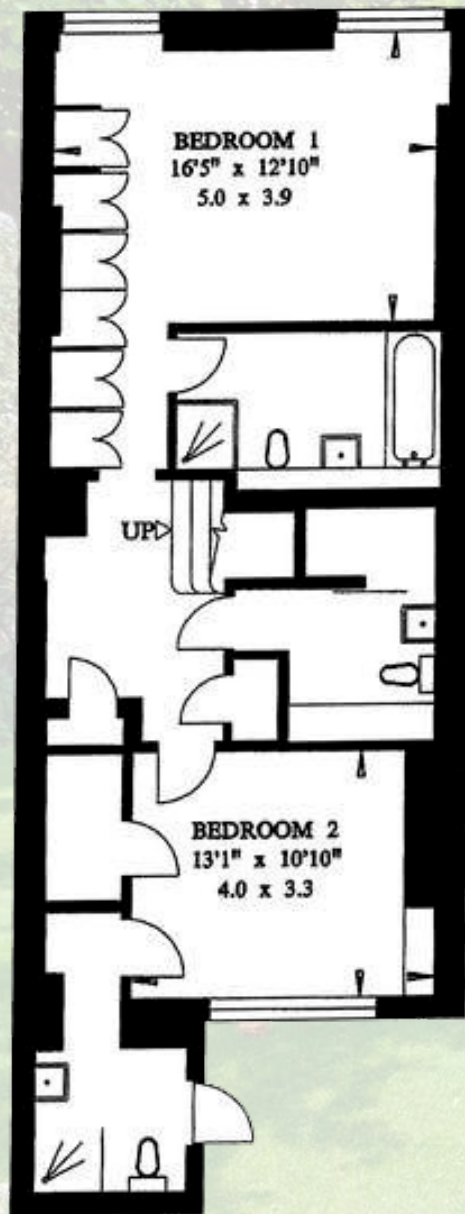




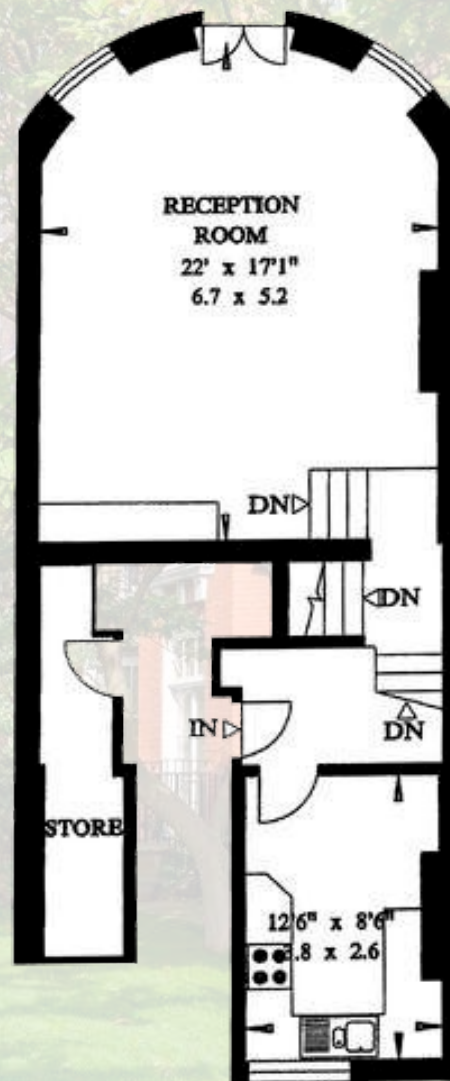
A spacious maisonette with direct access to pretty communal gardens, the apartment spans 1,414 sq. ft and is excellently presented with contemporary and stylish living space throughout. Accommodation comprises an elegant, west facing drawing room with superb ceiling heights, which opens out directly onto well-maintained gardens. There is also a modern and fully fitted kitchen with breakfast area, and a separate utility room with guest cloakroom. The apartment further features a superb master bedroom with fitted wardrobes, en-suite bathroom, a further family bathroom, as well as a guest bedroom suite with storage. There is an additional large storage room.

Situated in a quiet enclave close to Burton Court, Sloane Court East is located just south of Sloane Square and the Kings Road. Excellently positioned to enjoy all of the boutique shopping of the Kings Road, it is highly convenient for a range of amenities, and the transport links of Sloane Square and Sloane Street. The nearest underground station is Sloane Square Station, situated approximately 0.25 m from the flat.





LOWER GROUND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA (APPROX)  
1,414 SQ FT / 131 SQ M

Asking price: £2,650,000  
Tenure: Leashold 120 years

Local Authority:  
The Royal Borough of Kensington and Chelsea  
Service Charge: £5,000 p/a  
Ground Rent: Peppercorn



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	68   D
39-54	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)