



# Sloane Avenue Mansions, Chelsea, SW3

Asking Price: £1,150,000

Benham  
& Reeves

# Sloane Avenue Mansions, Chelsea, SW3

 2 Bedroom (s)  1 Bathroom (s)  Share of Freehold

Benefitting from a Share of Freehold, this is a well-proportioned two bedroom, two bathroom apartment located on the ninth floor, with lift, of this sought-after Chelsea building. The flat has lovely views over the rooftops. The apartment comprises a spacious reception room with a separate kitchen, two double bedrooms featuring built-in wardrobes, and a family bathroom.

The building offers a 24-hour concierge and there is communal hot water and heating.

Sloane Avenue Mansions is a well run art-deco building conveniently situated in the heart of Chelsea. There is a wide array of shops and restaurants nearby on Kings Road and Brompton Cross along with the museums at South Kensington. The underground can be accessed at Sloane Square (Circle/District lines) and South Kensington (Piccadilly/Circle/District lines) both of which are in the immediate vicinity.



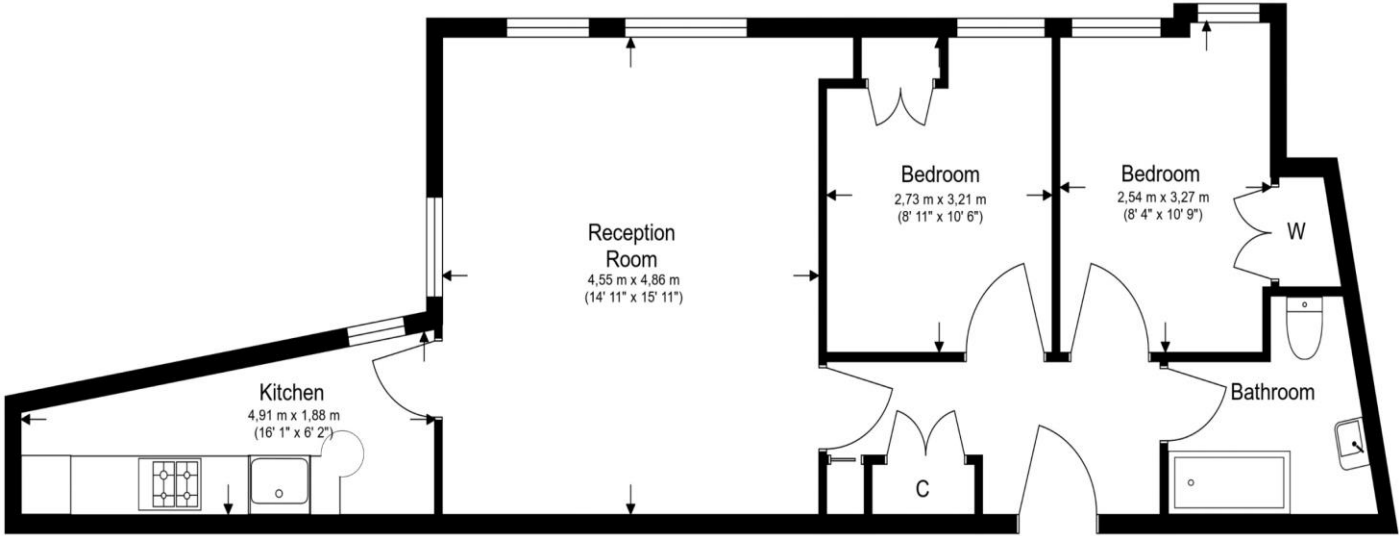


## Property Features:

- Two Bedrooms
- One Bathroom
- South Facing View Across Chelsea
- Portered Building
- Separate Secured Storage Room
- Sloane Square (Circle/District) and South Kensington (Piccadilly/Circle/District)



## Ninth Floor Total Gross Internal Area 60.48 Sq/m - 651 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,150,000
Tenure:	Share of Freehold Expires 22/12/2933 Approximately 909 Years Remaining
Ground Rent:	£73.00 (per annum) for the year 2024
Service Charge:	£2,672.00 (per annum) for the year 2024
Anticipated Rent:	£3,000.00 pcm Approx. 3.1 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240057

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