



SLOANE AVENUE MANSIONS | CHELSEA SW3

HAVING BEEN SUBJECT TO A SCHEME OF METICULOUS AND MOST THOUGHTFUL REFURBISHMENT, THIS IS AN OUTSTANDING STUDIO FLAT ON THE 5TH FLOOR (WITH LIFT) OF A HIGHLY DESIRABLE PORTERED BLOCK, SITUATED IN THE HEART OF CHELSEA.





At every turn, attention to detail has been applied to ensure that space is maximised to include well planned living space balanced with ample storage. The main studio room offers excellent reception space with a sofa and space for chairs. A cleverly designed mechanism allows for a double bed to easily fold down from the wall, allowing for the maximum use of space. Along one wall is a breakfast bar which provides for informal eating space or a place to work from home, with enchanting and far reaching views over the rooftops of Chelsea. There is a fully fitted kitchen with modern appliances and clean lines allowing for open plan living. Conveniently tucked away is a shower room which doubles as a guest cloakroom. The apartment is completed by a storage room opposite the entrance hall which contains excellent storage as well as the washing machine. Features such as recessed doors demonstrate the detail that has gone into the refurbishment. The apartment is presented in immaculate condition and could be moved into without further expense.

Sloane Avenue Mansions benefits from a 24 hour porter and is located 0.4 miles from Sloane Square station (District and Circle Lines) and South Kensington station (District, Circle and Piccadilly Lines) is 0.5 miles away. With immediate reach is a vast array of world class shops, bars and restaurants.

Price: £645,000

Tenure: Share of Freehold

Service Charge: £538.89 for the period from 29 September to 24 December 2020

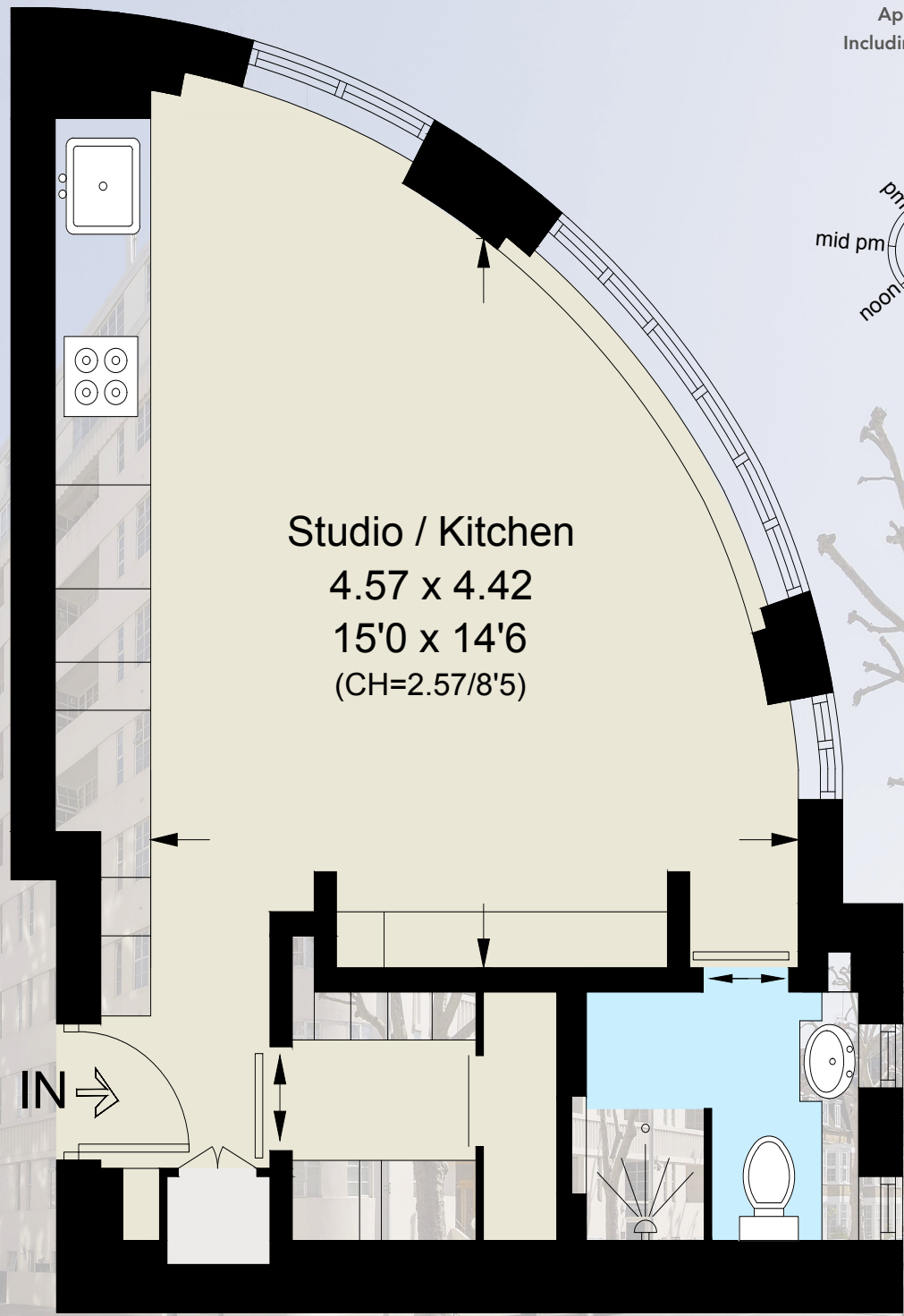
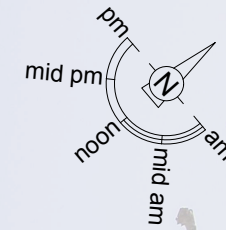
Ground Rent: £25 per annum

Local Authority: The Royal Borough of Kensington & Chelsea

- Under Floor Heating and Heated Towel Rails in Bathroom
- Corian (™) Counter Tops in Kitchen and Bathroom
- Vola (™) Taps in Kitchen and Bathroom
- Miele Appliances: Full Size Fridge Freezer, Induction Hob, Extractor, Full Size Oven & Microwave and Washer Dryer
- Bolon (™) Flooring in Living Areas

Approximate Area = 348 sq ft / 32.3 sq m
Including Limited Use Area (0.8 sq m / 9 sq ft)

Key:
CH - Ceiling Height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MASKELLS

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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.