



NELL GWYNN HOUSE, LONDON, SW3
£500,000 LEASEHOLD

A WELL-PRESENTED STUDIO APARTMENT SITUATED WITH A LONG LEASE, MOMENTS FROM SLOANE SQUARE, SOUTH KENSINGTON AND KNIGHTSBRIDGE.

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DESCRIPTION:

The apartment is located on the third floor (multiple passenger lifts) of this well maintained and newly renovated historic building, benefitting from a huge amount of natural light and far reaching views over the London skyline.

Nell Gwynn House has just undergone an extensive refurbishment in the main entrance and benefits from a 24 hour concierge service.

The property is ideally situated for the many shops and restaurants of the King's Road, South Kensington and Sloane Square. There is a local supermarket, a dry cleaners, secure underground parking and many other amenities and cafes in the immediate proximity.

The nearest underground stations are at Sloane Square (District and Circle lines), South Kensington (District, Circle and Piccadilly lines) and Knightsbridge (Piccadilly line).

AT A GLANCE

- Long Lease
- Short & Long Lets
- Prime Location
- Smartly presented building
- Portorage
- Third Floor with Lift

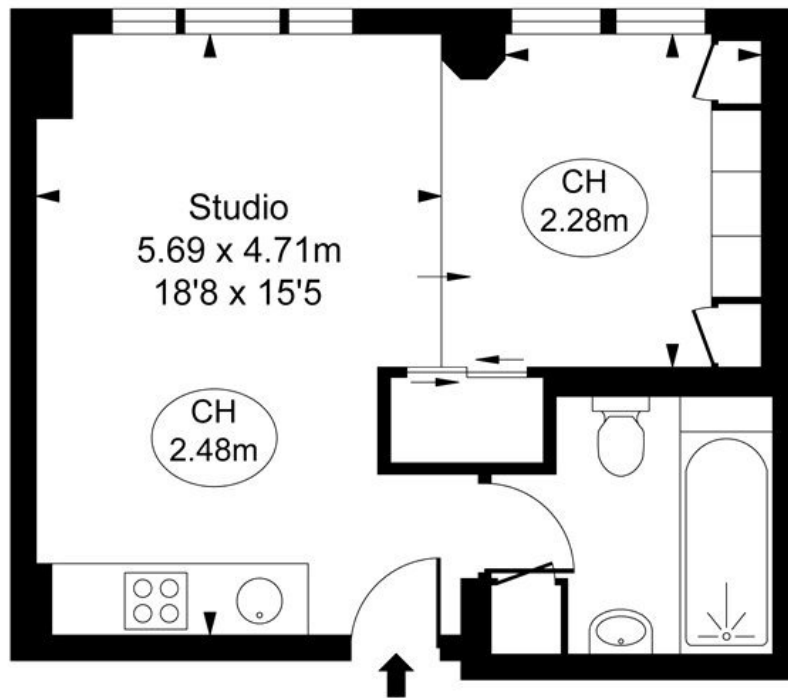




Nell Gwynn House, SW3

Approximate Gross Internal Area
27.30 sq m / 294 sq ft

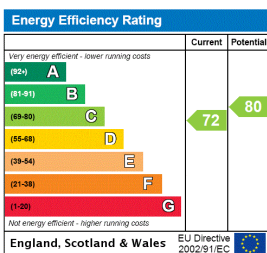
(CH = Ceiling Heights)



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 103 year and 1 months

Service Charge: £4,095 per annum

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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