



SLOANE SQUARE HOUSE, BELGRAVIA, LONDON, SW1W
£1,500,000 LEASEHOLD

DESCRIPTION:

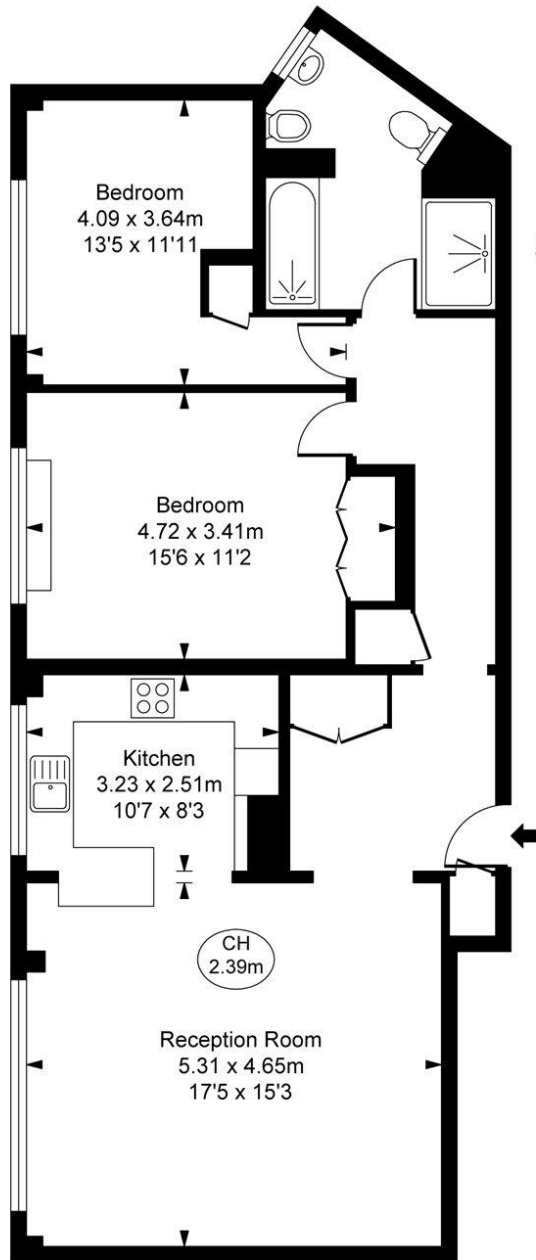
This inviting two-bedroom apartment, boasting a bright east-facing aspect, occupies the prestigious fifth floor of a prime location overlooking Sloane Square. The building amenities include a lift, porter, and is close to Sloane Square underground Station, as well as an array of vibrant bars and restaurants nearby.

The flat is offered for sale with the benefit of a claim for a statutory lease extension, taking the total lease length to 126 years, with a peppercorn ground rent.

Knightsbridge & Chelsea | 0207 589 6616 | knightsbridge@winkworth.co.uk

Winkworth

for every step...



Sloane Square House, SW1W

Approximate Gross Internal Area
85.74 sq m / 923 sq ft

(CH = Ceiling Heights)



Fifth 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.
© Fulham Performance

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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	74
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold
Term: 126 years
Service Charge: £9,395 per annum
Ground Rent: Peppercorn
Council Tax Band: G

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.

Knightsbridge & Chelsea | 0207 589 6616 | knightsbridge@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.