



NELL GWYNN HOUSE, SLOANE AVENUE, SW3  
£650PW / £2,816.66PCM

FURNISHED

A RECENTLY REFURBISHED ONE BEDROOM  
APARTMENT LOCATED WITHIN WALKING  
DISTANCE TO SOUTH KENSINGTON STATION

Knightsbridge & Chelsea | 0207 589 6616 | [knightsbridge@winkworth.co.uk](mailto:knightsbridge@winkworth.co.uk)

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Highly contemporary, recently refurbished one bedroom apartment on the second floor (with a lift) of a well maintained building with 24 hour concierge.

Reception room with modern and fully equipped open plan kitchen including dish washer and washer/dryer. Double bedroom with built in storage and a separate shower room.

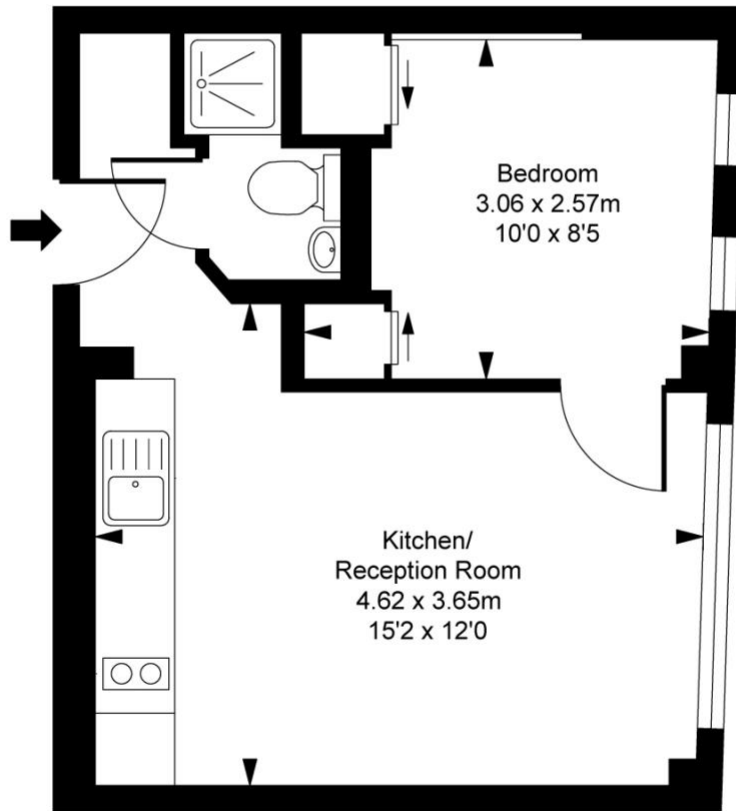
- One Bedroom Flat
- Furnished
- Second Floor with Lift
- 292 Approx. Sq Ft
- EPC - B

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Nell Gwynn House,  
Sloane Avenue, SW3  
Approximate Gross Internal Area  
27.11 sq m / 292 sq ft



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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
Very energy efficient - lower running costs			
(92-100) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		78	78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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