



## Sloane Avenue, Chelsea, SW3

Asking Price: £1,250,000

 Benham  
& Reeves



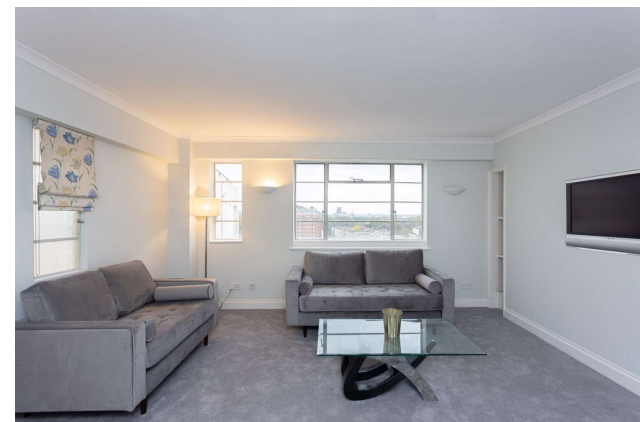
# Sloane Avenue, Chelsea, SW3

 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.



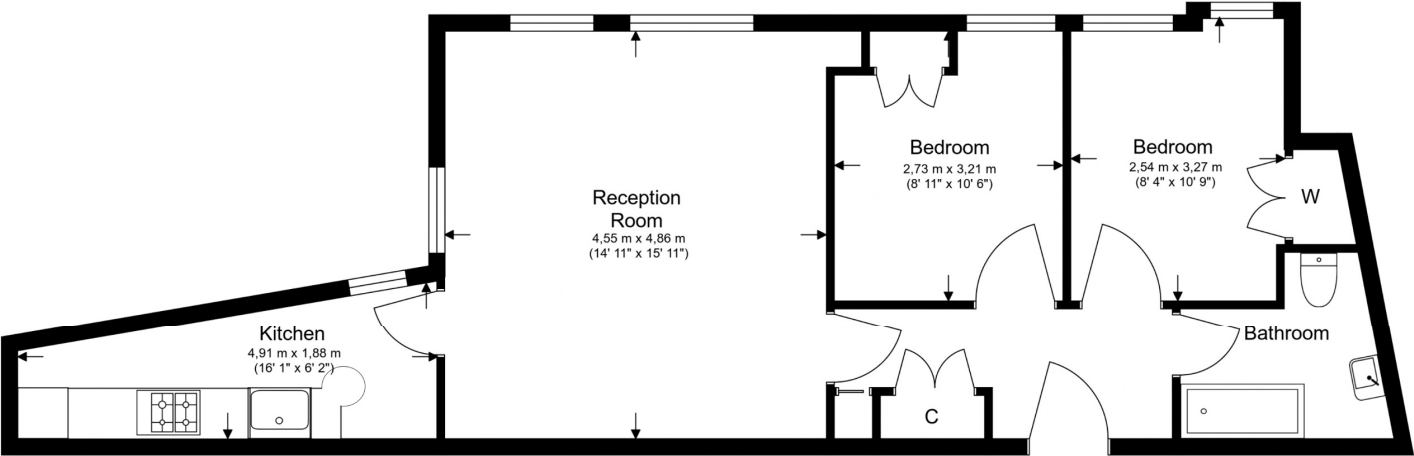


## Property Features:


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



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



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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 	

### Terms & Conditions:

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

Asking Price:	£1,250,000
Tenure:	Share of Freehold Expires 22/12/2933 Approximately 909 Years Remaining
Ground Rent:	£105.00 (per annum) for the year 2024
Service Charge:	£2,647.44 (per annum) for the year 2024
Anticipated Rent:	£3,000.00 pcm Approx. 2.9% Yield

### Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240057

T: 020 7938 3522  
E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)  
W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

