

# SLOANE COURT EAST | SW3



**Winkworth**

# Flat 8, 3 Sloane Court East,

London, SW3 4TQ

Located on one of Chelsea's prime residential addresses, this fourth floor (with a lift) two bedroom flat forms part of a well maintained purpose built block.

Entered via a smart communal entrance, the property is very well presented and features a contemporary interior with wood flooring throughout. There is a good sized reception room with space for dining, an open plan modern kitchen, a master bedroom which benefits from a walk-in wardrobe and an en-suite bathroom. In addition there is a second double bedroom and a second bathroom.

**ASKING PRICE:** £1,395,000 Subject to Contract

**TENURE:** Leasehold; 106 years remaining (expiring 22<sup>nd</sup> March 2125)

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** £9,800 per annum

**GROUND RENT:** To be confirmed





**LOCATION:**

Sloane Court East is moments from the amenities and facilities of Sloane Square and is within easy walking distance of the world shopping of the Kings Road and Sloane Street.

**Reception room | Open plan kitchen | Master bedroom with walk-in wardrobe and en-suite bathroom | Second double bedroom | Shower room | Lift | Caretaker | RBKC Parking permit**

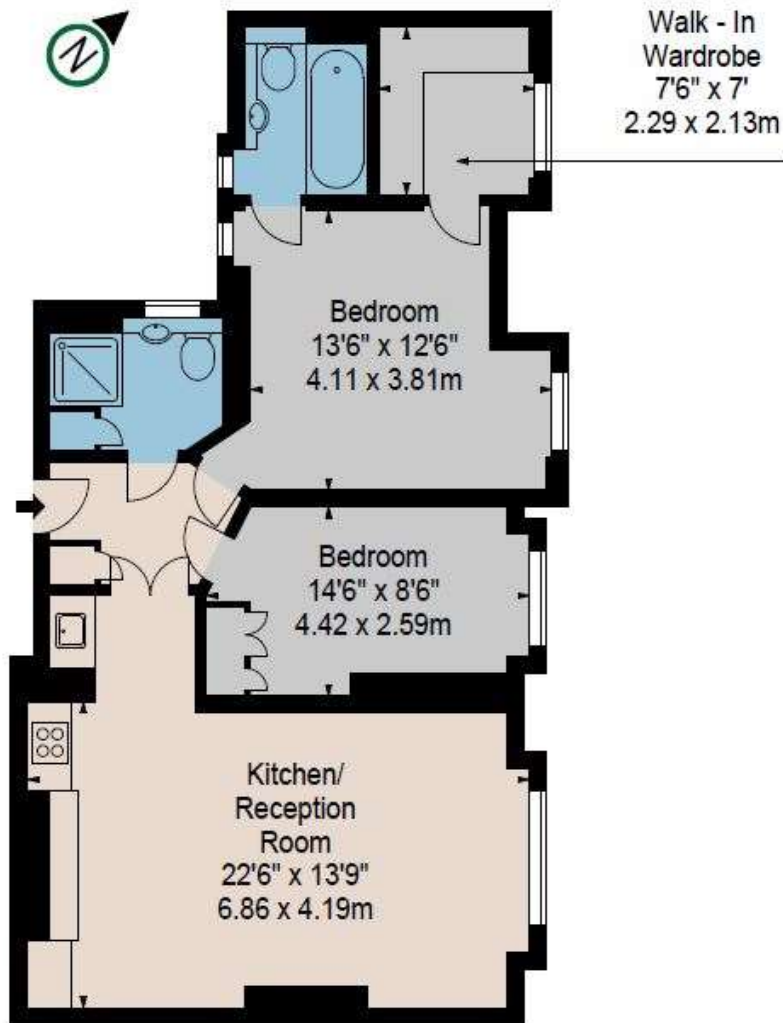
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

### SLOANE COURT EAST SW3

Approx. Gross Internal Area \*  
833 Ft<sup>2</sup> - 77.39 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice  
(Measurements And Ft<sup>2</sup>/M<sup>2</sup> Calculation Supplied By Client)



FOURTH FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Knightsbridge & Chelsea | 020 7589 6616 |  
knightsbridge@winkworth.co.uk

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