

17-21 SLOANE COURT WEST CHELSEA SW3



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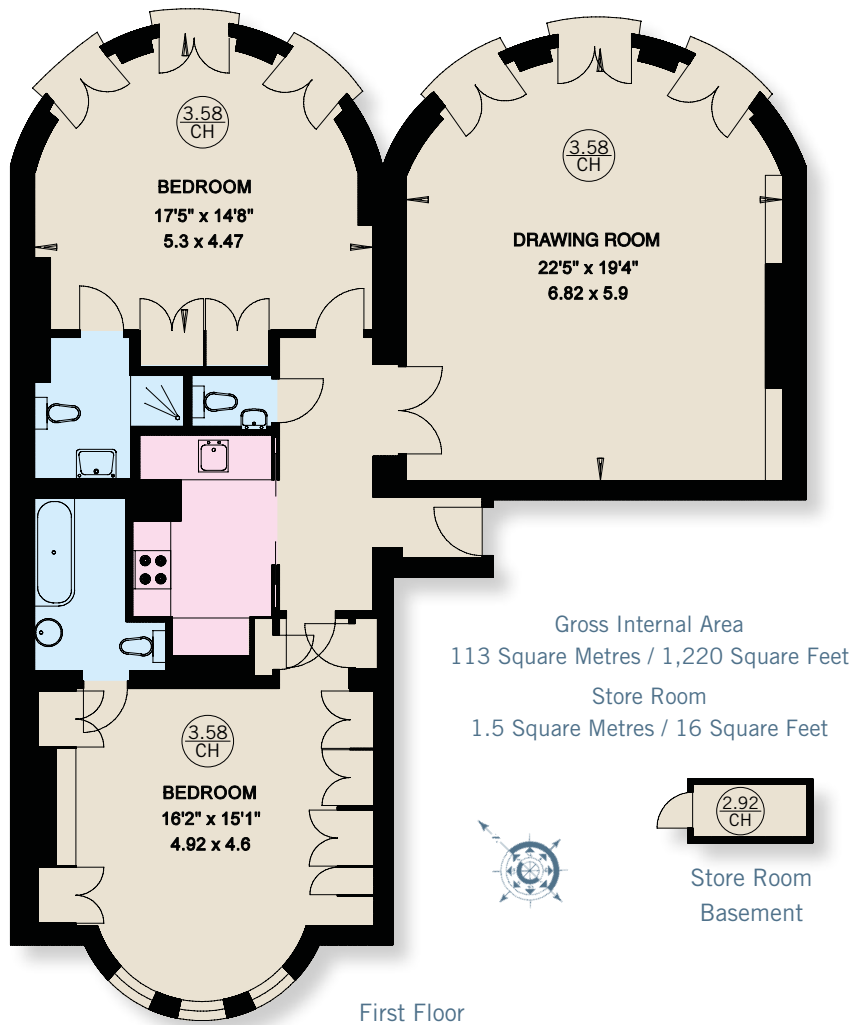
A stunning, newly refurbished first floor lateral flat featuring well proportioned accommodation with two impressive bay fronted rooms overlooking the communal gardens.

The flat benefits from an elegant drawing room with wood floors and floor to ceiling windows, two double bedroom suites, a well appointed kitchen and a guest cloakroom.

Situated close to Sloane Square in a well managed block with resident caretaker, lift and a useful basement storeroom.

- Entrance Hall
- Drawing Room
- Kitchen
- Two Double Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- Cloakroom
- Lift
- Basement Store Room
- Communal Central Heating & Hot Water
- Resident Caretaker
- Communal Gardens
- EPC Band D





**TERMS**

**Lease**

Expires December 2105, therefore approximately 92 years remaining

**Ground Rent**

Peppercorn

**Service Charge**

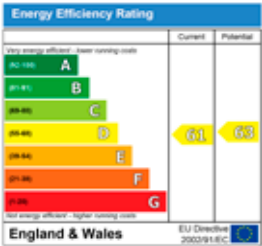
10% of total outgoings, approximately £6,700 per annum on account to include contribution to reserve fund

**Price**

On application

**IMPORTANT NOTICE**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/ verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture, etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permission or potential uses such information is given by us in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Description of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. August 2014. 315688



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