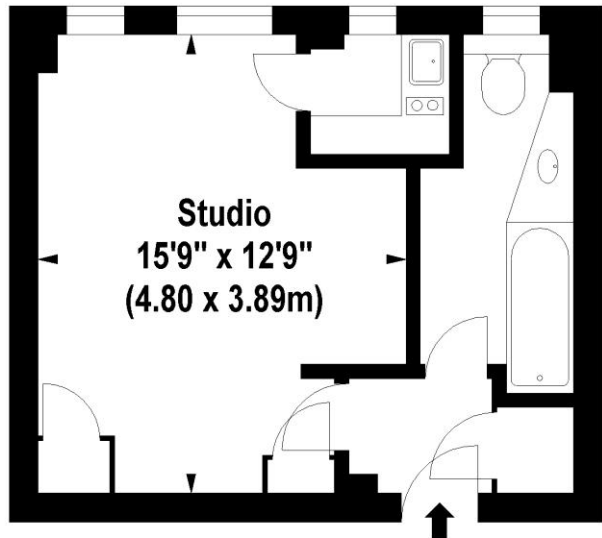




406 Nell Gwynn House
SLOANE AVENUE, SW3

Nell Gwynn House, Sloane Avenue, SW3

Approx. Gross Internal Area *
285 Sq Ft - 26.48 Sq M



Fourth Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
© www.totalvista.co.uk 2010 (aa)

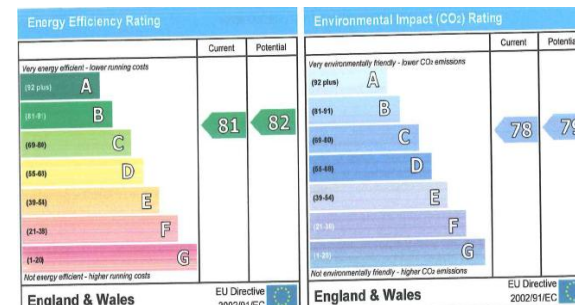
Flat 406 Nell Gwynn House, Sloane Avenue. SW3

A 4th floor studio flat in this popular block, sought after by investors and owner occupiers. Good location with transport links at South Kensington and Sloane Square. Property benefits from 24 hour porter, communal hot water and heating, onsite letting office.

Property is currently let until September 2010

Terms

- Tenure:** 89 Years Remaining
- Service Charge:** £4420 per annum approx
- Ground Rent:** £50 per annum approx
- Asking Price:** £325,000 Subject to contract



PLEASE NOTE

These details have been prepared as a general guide and we have not carried out a survey. The services, appliances and specific fittings have not been tested. Measurements are approximate and lease details and service charges are as quoted by the vendor.

Brochure by [thecapitalgroup](http://thecapitalgroup.com) Tel: 020-8671 5448



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