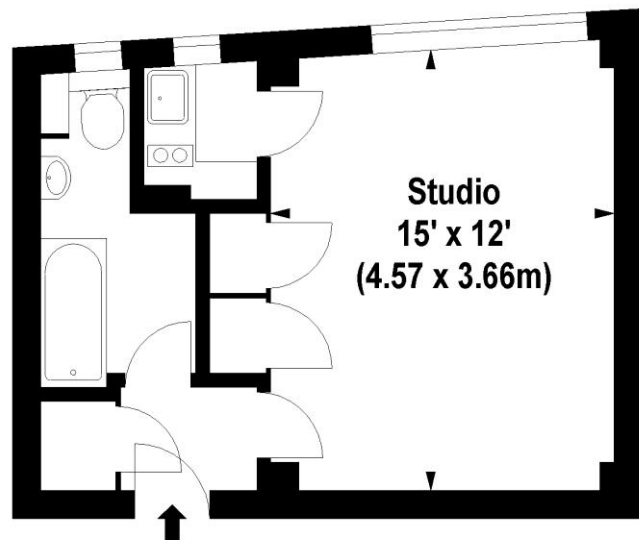




329 Nell Gwynn House  
SLOANE AVENUE, SW3

# Nell Gwynn House, Sloane Avenue, SW3

Approx. Gross Internal Area \*  
299 Sq Ft - 27.82 Sq M



Third Floor

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

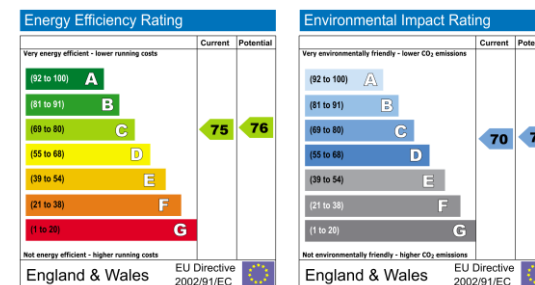
© www.totalvista.co.uk 2010 (aa)

## Flat 329, Nell Gwynn House, Sloane Avenue. SW3

A good opportunity to buy this 3<sup>rd</sup> floor studio flat in a well presented purpose built block. Benefits include 24 hour porters, on-site letting office, good transport links at South Kensington and Sloane Square. Sought after by owner occupiers and investors alike.

### Terms

<b>Tenure:</b>	Share of Freehold
<b>Service Charge:</b>	£4200 per annum approx
<b>Ground Rent:</b>	£50 per annum approx
<b>Asking Price:</b>	£355,000 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

# MALVERNS

Estate Agents

020-7589 8122

Malvern Court, Onslow Square, London SW7 3HU  
Fax: 020-7589 4403  
email:sales@malverns.co.uk