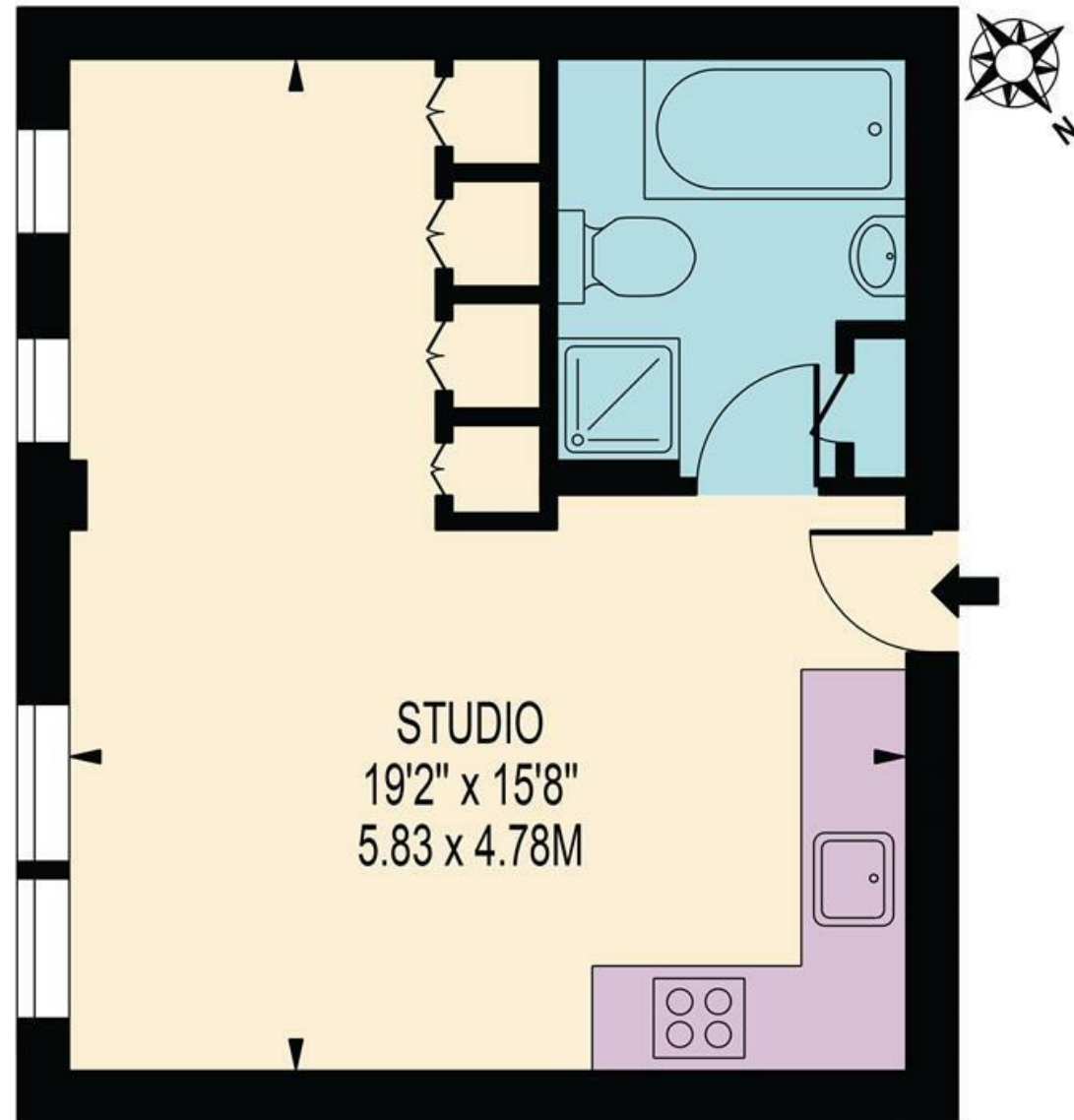


## NELL GWYNN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 300 SQ FT - 27.87 SQ M



STUDIO  
19'2" x 15'8"  
5.83 x 4.78M

SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



Flat 208 Nell Gwynn House, Sloane Avenue,  
South Kensington, SW3 3AX

**TO RENT £2,491 PCM**

Nell Gwynn House is located close to Sloane Avenue which is full of boutique cafes and shops. As well as not being far from both Kings Road and Old Brompton Road, which are well known for its vast number of retail outlets, small boutiques, cafes, restaurants and entertainment. The property is walking distance from Sloane Square Underground station which is both a District and Circle line train service.

- 24 hour Concierge
- Fully fitted kitchen
- Wooden floors throughout
- Lift access
- Sloane Avenue
- Walking distance Sloane Square Underground Station

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 7581 0154

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT



### Location

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### Description

Bright one-bedroom apartment located on the first floor (with lift) in Nell Gwynn. This furnished property offers a 24-hour concierge, a spacious reception room with a dining area, wooden floors throughout, and a fully fitted kitchen.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.