



## Sloane Avenue, SW3

**£550 pw**

A modern one bedroom flat set on the seventh floor within this popular Chelsea Art Deco portered building, perfect property for a single professional.

One Double Bedroom | 24/7 Concierge | Heating & Hot Water Included | Wooden Floors |

**020 7096 9476**

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A modern one bedroom flat set on the seventh floor within this popular Chelsea Art Deco portered building, perfect property for a single professional.

Sloane Avenue is a sought-after Chelsea address offering easy access to the many boutiques and the locals pubs and restaurants available around Sloane Square and Kings Road while Harrods is just moments from the property. Furthermore, the property is ideally located between South Kensington and Sloane Square tube stations.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	<b>69</b>	<b>69</b>
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every effort is made to ensure the RICS accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.