



Property Particulars

MILES COMMERCIAL INVESTMENTS

INVESTMENT & PROPERTY CONSULTANTS

25 Ives Street
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London SW3 2ND

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FOR SALE

**FREEHOLD OFFICES
CHELSEA
408 SQ.FT/37.90 SQ.MTS**

6 BRAY PLACE LONDON SW3



LOCATION

Bray Place is located within the Royal Borough of Kensington & Chelsea and is renowned as an affluent and fashionable part of London. The area is well served by public transport with Sloane Square underground (District & Central line) being a few minutes' walk.

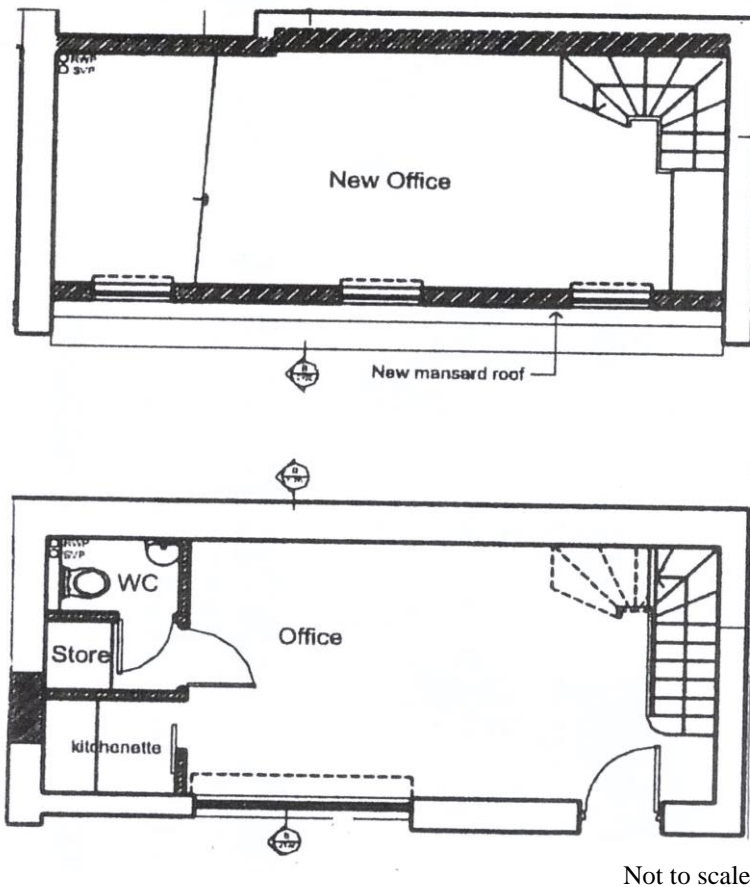
DESCRIPTION The property comprises of a self-contained office building arranged over ground and first floor. The ground floor offices are open plan with a kitchenette and WC and an internal staircase leads up to the first floor which is arranged as an open plan office and benefits from good natural light.

The building is of traditional brick construction with a rendered elevation and a flat and pitched roof which is timber framed with double glazed skylights.

AREAS The property provides the following approximate floor areas:

Ground Floor Office	194 sq ft	18.02 sq m
First Floor Office	<u>214 sq ft</u>	<u>19.88 sq m</u>
Total	408 sq ft	37.90 sq m

Floor plan



TENURE Freehold

PRICE Offers invited in excess of £600,000 subject to contract and exclusive of VAT.

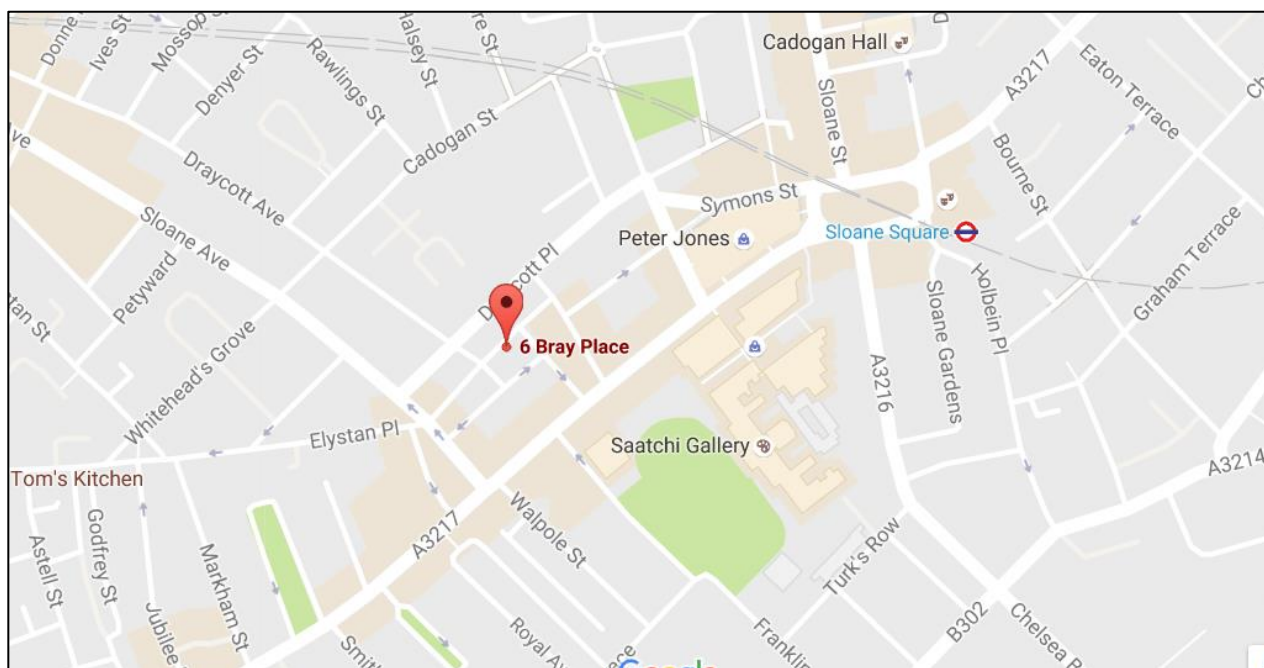
RATES Rateable Value £12,500

CONTACT For further information please contact Peter Bromwich
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EPC EPC available upon request

6 BRAY PLACE, LONDON SW3 3LP

LOCATION PLAN



Source: google maps.

IMPORTANT NOTICE

Miles Commercial Limited for themselves and the vendors of this property whose agents they are give notice that:

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 2. all descriptions, dimensions, reference to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 3. no person in employment of Miles Commercial Limited has any authority to make or give any representation of warranty whatever in relation to this property;
 4. no responsibility will be accepted for any expenses incurred by prospective purchasers or their agent
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