



Chelsea Crescent, Chelsea Harbour, London SW10

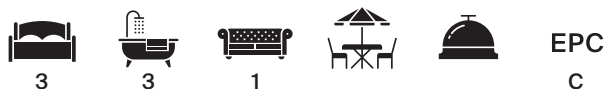


Chelsea Crescent, London SW10

This incredible penthouse apartment has recently undergone extensive refurbishment and has been finished to the highest of standards.

The open plan reception room and grand kitchen creates the perfect space for everyday living and provides access to two separate balcony and terrace areas. The living room area is fitted with a 3D Dolby Atmos cinema experience with four ceiling speakers for overhead sound.

Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries.



Guide price: £3,600,000

Tenure: Leasehold: approximately 178 years remaining

Service charge: £29,000 per annum

Ground rent: TBC

Local authority: London Borough of Hammersmith and Fulham

Council tax band: H



The fireplace is a biethanol fireplace, environmentally friendly and doesn't produce any smoke. No chimney, so that all the heat comes into the flat for all those cold winter days. The kitchen has been fitted with modern units and appliances.

There is a mezzanine level that overlooks the reception room. The whole flat comes fitted with Bowers & Wilkins speakers throughout all bedrooms, bathrooms, kitchen, and living spaces. All connected to Sonos for easy control from your smartphone. All six TV locations in the apartment are connected to a central Matrix system with smart remotes which allows access to all devices in central hub from any location. The apartment is also equipped with super high speed Wi-Fi infrastructure and heating system is done by decorative skirting boards fitted throughout the space.

The principal bedroom enjoys a spacious en suite bathroom, walk in wardrobe and access to a terrace area. A further two bedrooms boast en suite bathrooms. The property also benefits from two car parking spaces. Additional benefits for residents include a 24-hour concierge service.

Chelsea Harbour is situated on the north bank of the River Thames and was built on the site of an ex-British Rail Coal Yard and Victorian-era railway coaling dock.

Chelsea Crescent is well located for the shops and restaurants on Kings Road, and with Imperial Wharf station located on its doorstep, central London is easily accessible with direct rail links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and West Brompton (District line). Nearest tube stations to Chelsea Harbour are Fulham Broadway and Sloane Square (District/Circle line, Zones 1 & 2.) The River bus service is also available at Chelsea Harbour Pier during peak times.



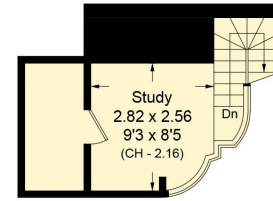


An exceptional penthouse apartment benefiting from fantastic views of the River Thames.



Chelsea Crescent, SW10

Approximate Area = 250.5 sq m / 2696 sq ft
 Mezzanine = 14.0 sq m / 151 sq ft
 Total = 264.5 sq m / 2847 sq ft
 Including Limited Use Area (3.8 sq m / 41 sq ft)
 (Excluding Void)

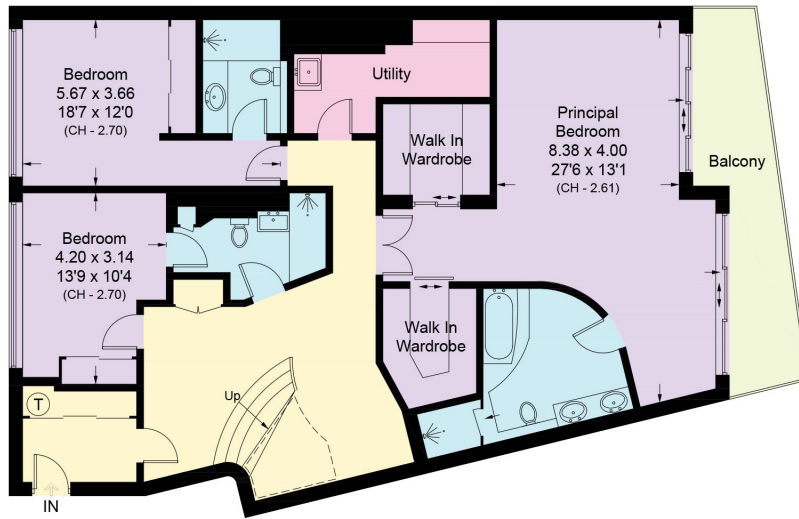


Mezzanine

Approximate Area = 14.0 sq m / 151 sq ft
 (Excluding Void)

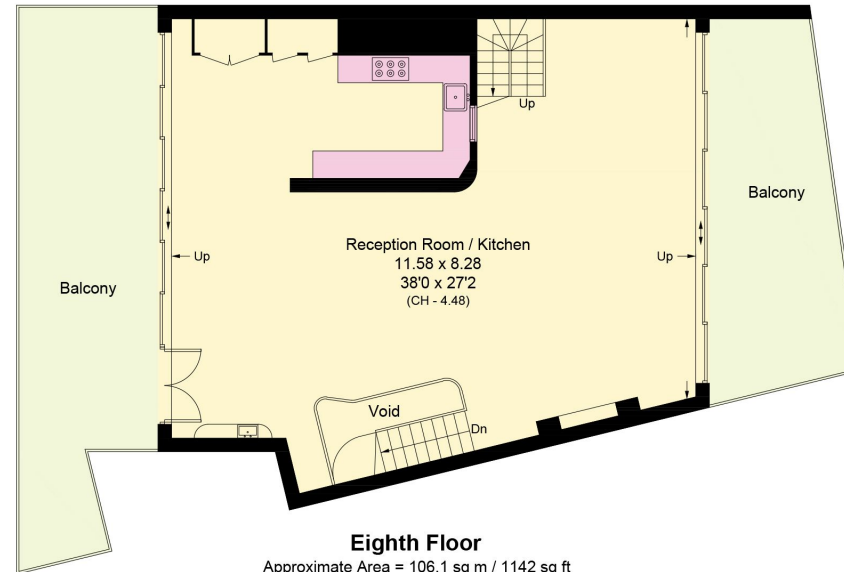


= Reduce head height below 1.5m



Seventh Floor

Approximate Area = 144.4 sq m / 1554 sq ft
 Including Limited Use Area (3.8 sq m / 41 sq ft)



Eighth Floor

Approximate Area = 106.1 sq m / 1142 sq ft
 (Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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