



Cheyne Walk, London **SW10**

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This apartment is located on the highly desirable Cheyne Walk, overlooking the River Thames in Chelsea. Located on the first floor of a period conversion building, this apartment benefits from having exceptionally high ceilings. The living room is open-plan and comprises a well-appointed kitchen with stylish breakfast bar and floor-to-ceiling cupboards. The seating space is centred around a characterful period fireplace. The bright south-easterly bay window floods the room with natural light with space for a dining table and chairs. The double bedroom is peacefully situated to the rear of the apartment and benefits from having plenty of fitted wardrobe space and an en suite bathroom with tub and shower. There is a separate family bathroom.



Guide price: £675,000

Tenure: Leasehold: approximately 140 years remaining

Service charge: £3,521 per annum, reviewed every 1 year, next review due 2025

Ground rent: £50 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

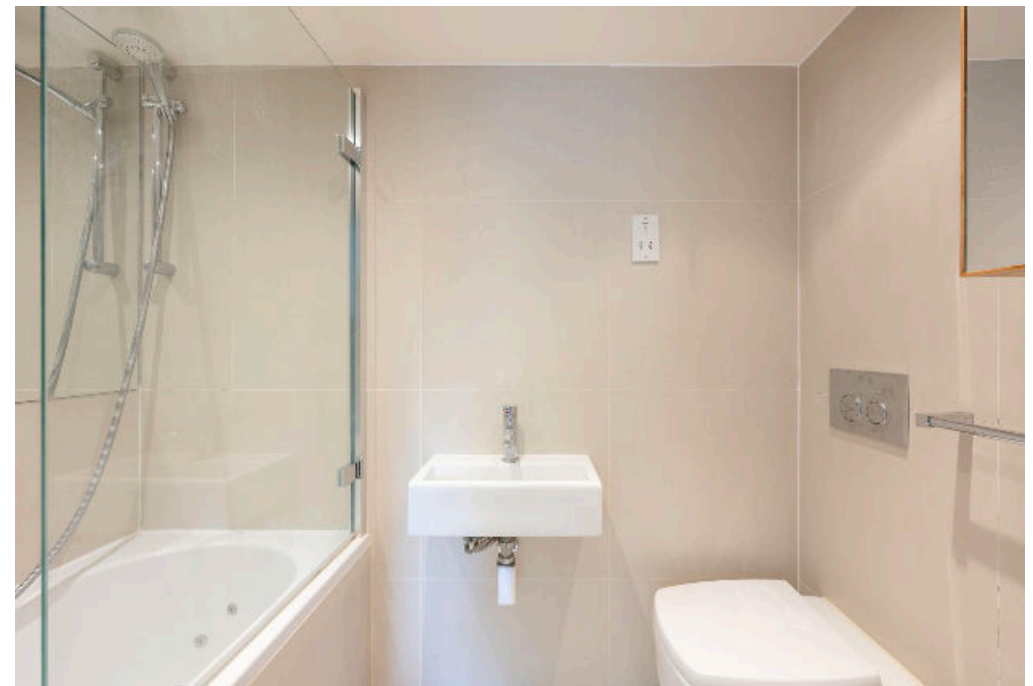
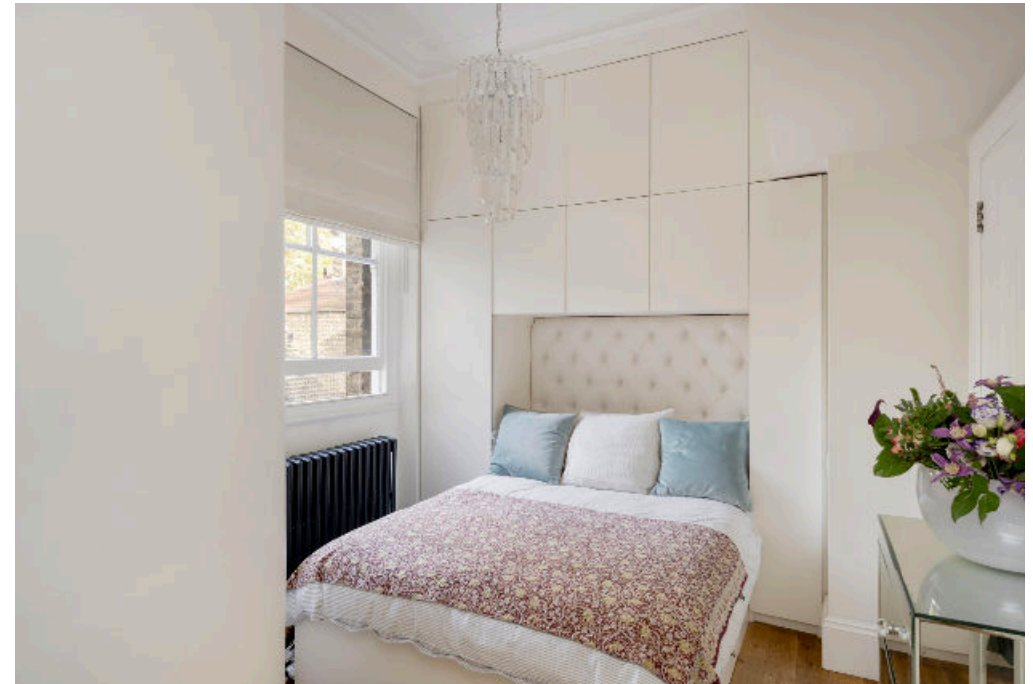
Council tax band: E



A mezzanine has been built above the reception room and provides space for storage or additional sleeping.

Location

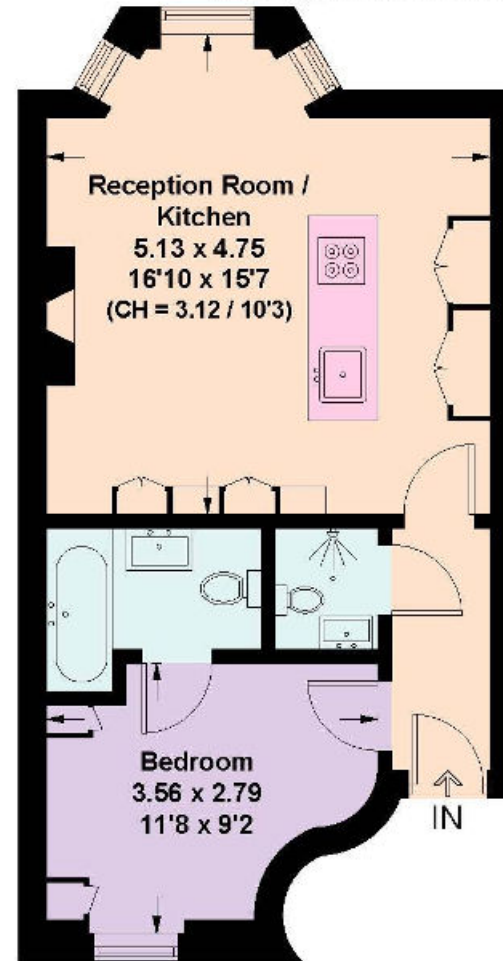
This apartment is located in Chelsea, part of the Royal Borough of Kensington and Chelsea. It has an enviable south-easterly facing aspect, guaranteeing unobstructed views of the River and the spectacular London skyline. The Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside café and wide range of sporting facilities. The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area. Adjacent, the vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars, as well as excellent schools. The apartment is nearby the King's Road and Fulham Road is also conveniently located, with its array of supermarkets and cafes.



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Approximate Gross Internal Floor Area
47.2 sq m / 508 sq ft

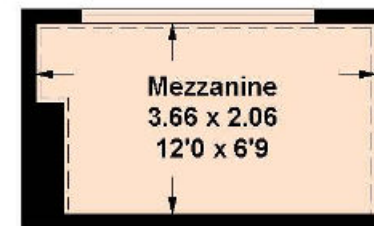
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



= Reduced head height below 1.5m



Mezzanine

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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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