



## Kingsgate, Cheyne Walk, SW10

Your partners in property









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# A MASTERPIECE IN MODERN DESIGN

The home is both beautiful and functional. It has been considerably designed allowing for fantastic light throughout and to maximise incredible river views. The attention to detail is second to none.



Minimum length of tenancy: 12 months

Deposit amount: £12,000

Guide price: £2,000 per week



**PICTURED**  
Terrace

**PICTURED TOP**  
Reception

**PICTURED MIDDLE**  
Bedroom

**PICTURED BOTTOM**  
Bedroom



Situated on the coveted Cheyne Walk Moorings, Chelsea. Having been recently renovated to the highest quality, this floating home could be ideal as a pied-a-terre or permanent home.



**PICTURED**  
Bathroom

**PICTURED BOTTOM**  
Kitchen



The property offers an open plan reception room alongside a fully fitted kitchen that leads seamlessly to the terrace.

The two double bedrooms both benefit from an ensuite bathroom. Beyond both ensuites, there is a spacious storage room, providing additional convenience and ample space for your belongings.

Further benefits include air conditioning and heating climate control as well as supplementary traditional column radiators throughout: under floor heating in tiled areas and heated towel radiators in the bathrooms: TV points and Cat6 cable to bedrooms and principle areas: oak flooring and direct connections to all mains and utility services.

The residents of Kingsgate benefit from a range of onsite services such as post and delivery collection; reception desk; security and night watchman and a dedicated onsite team for maintenance and support, ensuring prompt assistance with any issues or inquiries.





Cheyne Pier offers an incredibly rare opportunity to live on Chelsea's riverside. Residents can enjoy both the city life of one of London's most exclusive addresses, alongside enviable views, outdoor decks, lateral space with the peace and tranquillity of living on the largest open space in London, the River Thames.


PICTURED  
External

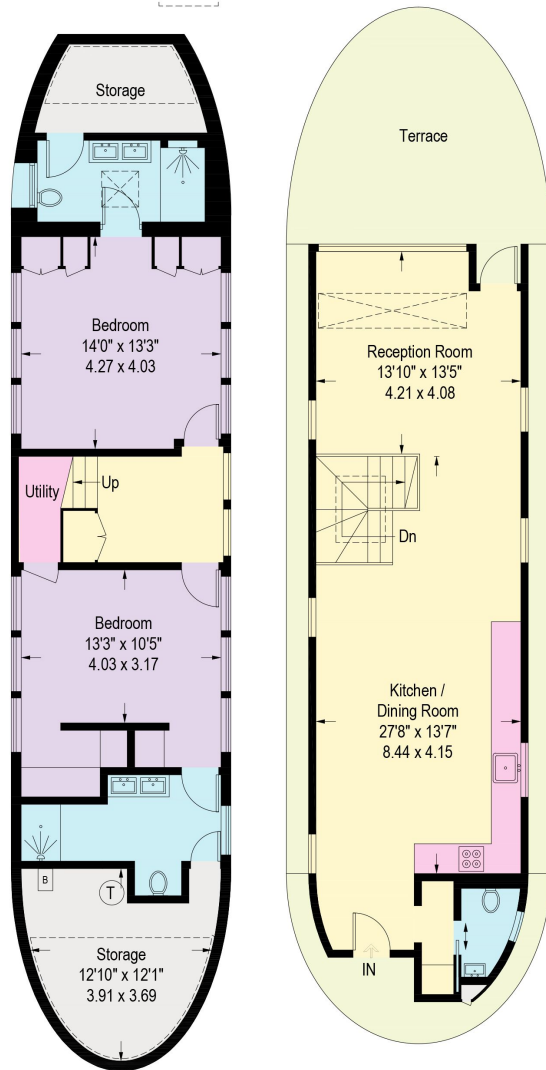
# Cheyne Walk, Landon, SW10

Approximate Gross Internal Area = 1351 sq ft / 125.5 sq m

Reduced Headroom = 109 sq ft / 10.1 sq m

Total = 1460 sq ft / 135.6 sq m

 = Reduced headroom below 1.5m / 5'0"



Lower Deck

Upper Deck

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1139687)

## Cheyne Walk, London SW10

(Including Basement / Loft Room)

Approximate Gross Internal Area = 135.6 sq m / 1,460 sq ft

This plan is for layout guidance only. 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. (ID767266)

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

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

We would be delighted  
to tell you more.

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