



Carlyle Court, Chelsea Harbour **SW10**

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# Carlyle Court, Chelsea Harbour SW10

Standing at over 1,500 sq ft, this apartment offers outstanding living and bedroom space and would now benefit from some updating to create a truly remarkable property.

The entrance hallway opens out into a spacious reception room, benefiting from direct access to a south facing balcony overlooking the manicured communal gardens and courtyard. Off the reception room is a generous separate kitchen.

The large principal bedroom enjoys a wealth of built-in storage and access to a sizeable en suite bathroom, which offers a lot of scope for reconfiguration subject to an incoming purchasers tastes.



**Guide price:** £1,300,000

**Tenure:** Leasehold: approximately 89 years remaining

**Service charge:** £19,205 per annum, reviewed annually, next review due 2024

**Ground rent:** £800 per annum, reviewed annually, next review due 2024

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** H

There are two further double bedrooms, again with great storage, which benefit from the use of a generous family bathroom, whilst there is a cloakroom and further storage accessed from the entrance hallway.

This flat offers the chance to create one of the best apartments in Carlyle Court, with a generous and flexible floorplate that could be reconfigured subject to the needs of a new owner. There is also parking for two vehicles in the underground car park.







## Location

Chelsea Harbour is located on the north bank of the River Thames adjacent to Imperial Wharf and close to the shops and restaurants of Fulham and Chelsea.

The mainline station at Imperial Wharf provides direct rail links to Clapham Junction (where one can change to head into Waterloo and Central London), Shepherds Bush (for the Central line and Westfield shopping centre) and West Brompton (District line).

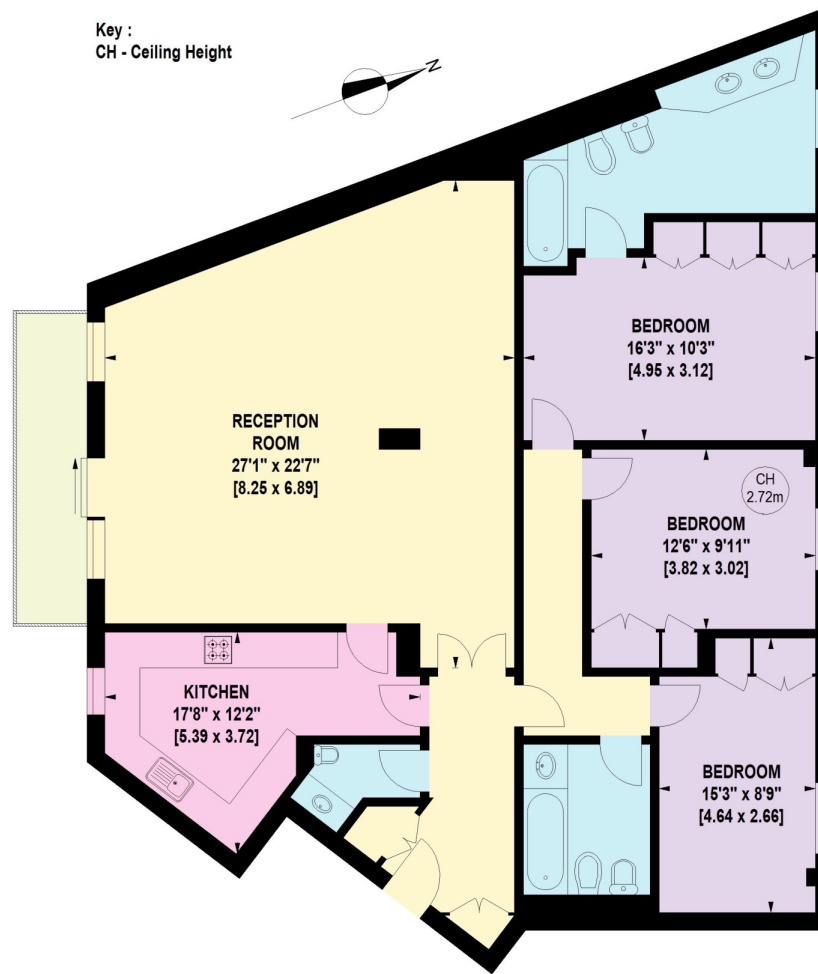
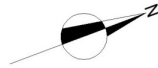
The River bus service at Chelsea Harbour Pier provides transport during peak hours to Putney and Blackfriars Millennium Pier.





CARLTON  
COURT

Key :  
CH - Ceiling Height



**SECOND FLOOR**

**Carlyle Court,  
Chelsea Harbour,  
London, SW10**

Approximate Gross Internal Area : 142.79 Sq. metres  
1537 Sq. feet

**Knight Frank**  
Battersea & Riverside Sales

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I would be delighted to tell you more

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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 January 2023. Photographs and videos dated January 2023.

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