



WEDGEWOOD ESTATES

Residential Sales & Lettings

Chelsea Crescent, Chelsea Harbour, SW10

An outstanding, interior designed, spacious (2818 Sq Ft) south-facing duplex penthouse apartment with panoramic views from the three terraces.

The vast ceiling height maximises the feeling of space and light in the studio-style reception area. Complementing the spacious and light feel are the three terraces - perfect for entertaining. The stylish open-plan kitchen with state of the art appliances and Corian worktops is integrated into the impressive reception room.

The grand master bedroom suite comprises a large dressing room, striking bathroom with steam room and large terrace. There are two further double bedrooms with bespoke fitted wardrobes, one with en-suite bathroom and one shower room.

The apartment further benefits from having two secure parking spaces and the building offers concierge service and 24-hour security.



RECEPTION/DINING/KITCHEN : MASTER BEDROOM, EN-SUITE : SECOND
BEDROOM EN-SUITE : THIRD BEDROOM : SHOWER ROOM : 3
TERRACES - 2 PARKING SPACES : COUNCIL TAX BAND H : SERVICE
CHARGE £14,314 PA : LEASE 89 YEARS : EPC RATING E

Asking Price £4,500,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £4,500,000

Lease: 89 Years

Service Charge: £14314 Annually Approx

IMPORTANT NOTICE

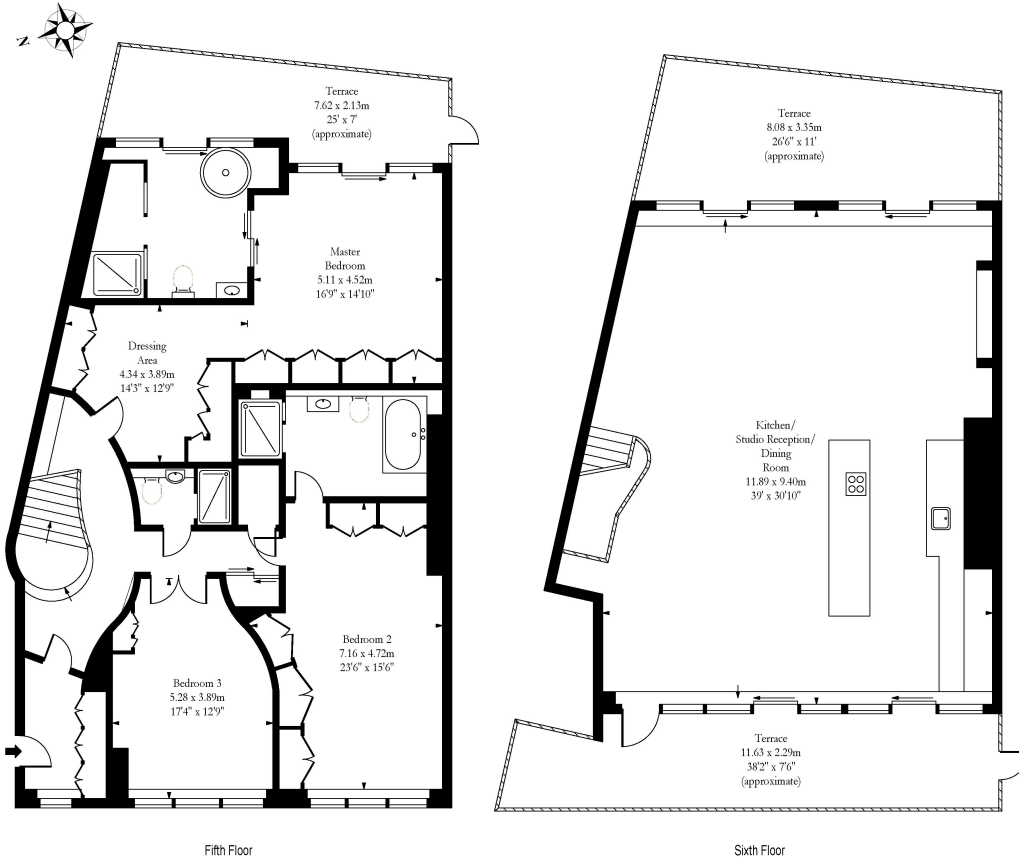
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





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Fifth Floor

Sixth Floor

Approx Gross Internal Area 2818 Sq Ft - 261.80 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	44
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.