



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 : 2ND
BEDROOM EN-SUITE : 3RD BEDROOM : SHOWER ROOM : 3 TERRACES -
2 PARKING SPACES : C TAX BAND H : S. CHARGE £21,041 PA : R. FUND
£16,338 PA : LEASE EXP 2112 : EPC RATING E

Asking Price £3,600,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £3,600,000

Lease: 87 Years

Service Charge: £20042 Annually Approx

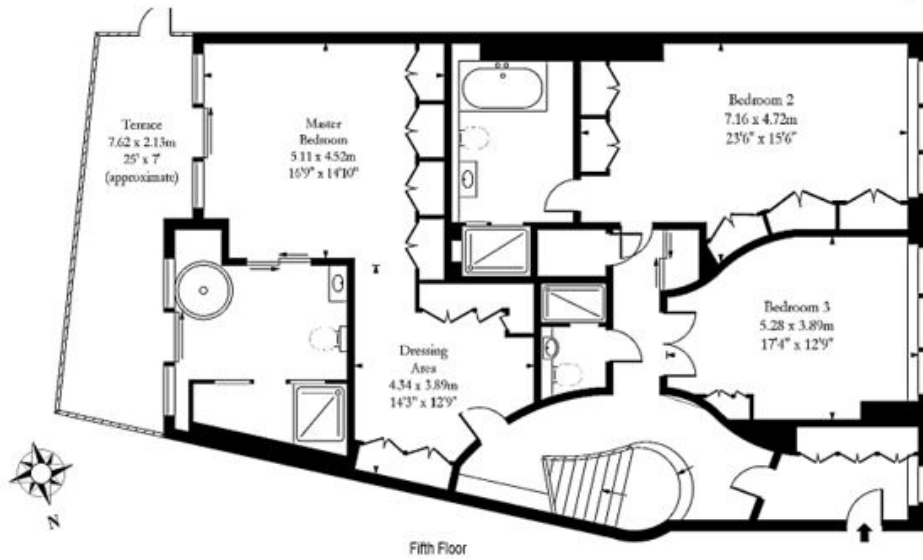
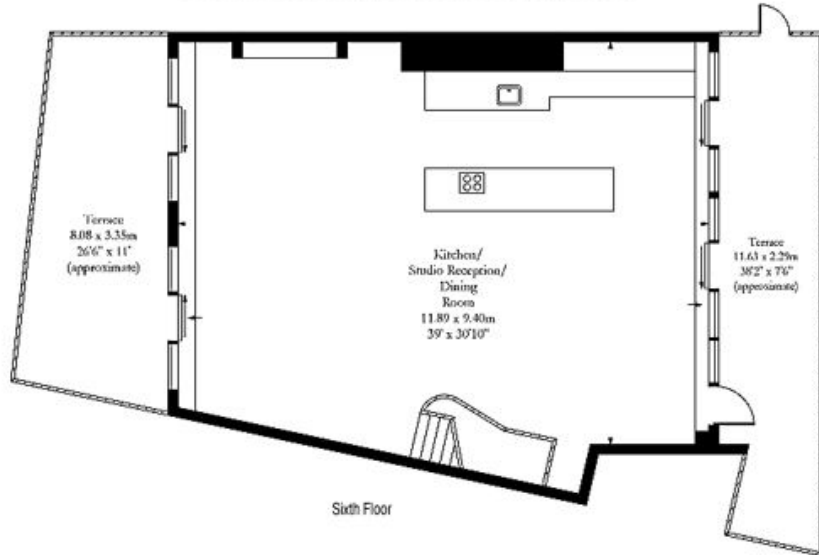
IMPORTANT NOTICE

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