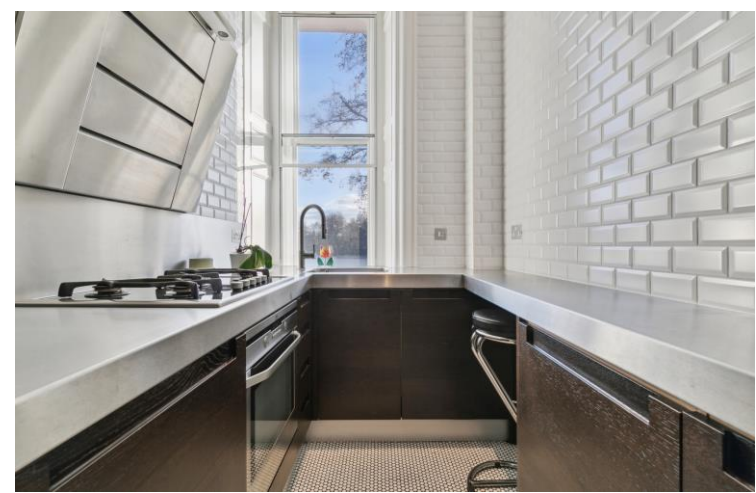




Delahay House
Chelsea Embankment, SW3





A unique opportunity to purchase this raised ground floor, period property on Chelsea Embankment.

Upon entering the living room you are greeted with exceptionally high ceilings with detailed cornicing. Due south, the space is filled with natural light and has beautiful views over the River Thames.

The separate kitchen is fitted with modern appliances, with a fitted breakfast bar, again with views over the river.

To the rear of the property are the 2 double bedrooms, the main with en-suite, the family bathroom is from the entrance hall. Both bedrooms overlook the beautiful communal gardens to the rear, which the apartment benefits from access to.

Delahey House is a beautiful Victorian building, well located on Chelsea Embankment, a popular address in Old Chelsea in close proximity to Burton Court, Battersea Park and The Chelsea Physic Gardens. The Kings Road and Sloane Square provide an array of shops, restaurants and amenities.

- Beautiful south facing living room
- Modern kitchen with fitted appliances
- Modern family bathroom
- Main bedroom with en-suite
- Spacious second bedroom
- Communal gardens

Asking Price £1,800,000

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

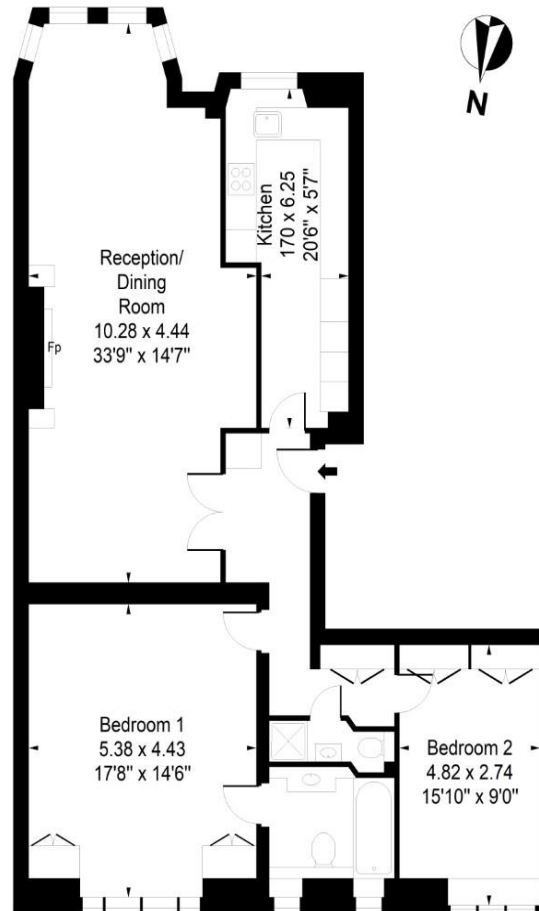
Tenure: Share of Freehold 983 years 6 months
Service Charge: £6724.48 £3416.54 reserve fund
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: G

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**Delehay House,
Chelsea Embankment, SW3**
Approximate Gross Internal Area = 1172 sq ft / 108.88 sqm



Raised Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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