



Carlyle Court
Chelsea Harbour, SW10





A first floor luxury apartment with private balcony overlooking the Marina.

Highlights include:

- Private balcony
- All rooms benefit from Marina or River views
- Open plan reception with dining area
- Very well fitted kitchen
- Main bedroom with en-suite and fitted wardrobes
- Second bedroom with fitted wardrobes
- Family bathroom
- 2x underground parking spaces
- Concierge service

Carlyle Court is located within the quiet residential development of Chelsea Harbour, known for its security and proximity to the river, just moments from the shops, bars and restaurants of the famous Kings Road.

Imperial Wharf overground is the nearest station and there are also a number of bus routes from both Lots Road and Kings Road.

£1,350,000 Asking Price

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | 83 | 83 |
| 81-90 | B | | |
| 71-81 | C | | |
| 61-71 | D | | |
| 51-61 | E | | |
| 41-51 | F | | |
| 31-41 | G | | |
| 1-31 | | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold c.a. 90 years remaining
Service Charge: £14,000 p.a. approx. (includes ground rent, 2x parking spaces, concierge)
Ground Rent: Included within service charge

Chestertons South Kensington Sales

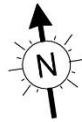
44-48 Old Brompton Road
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sales.southkensington@chestertons.com

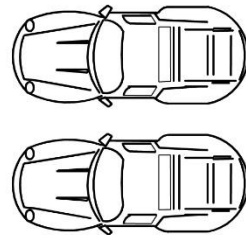
020 7589 1234

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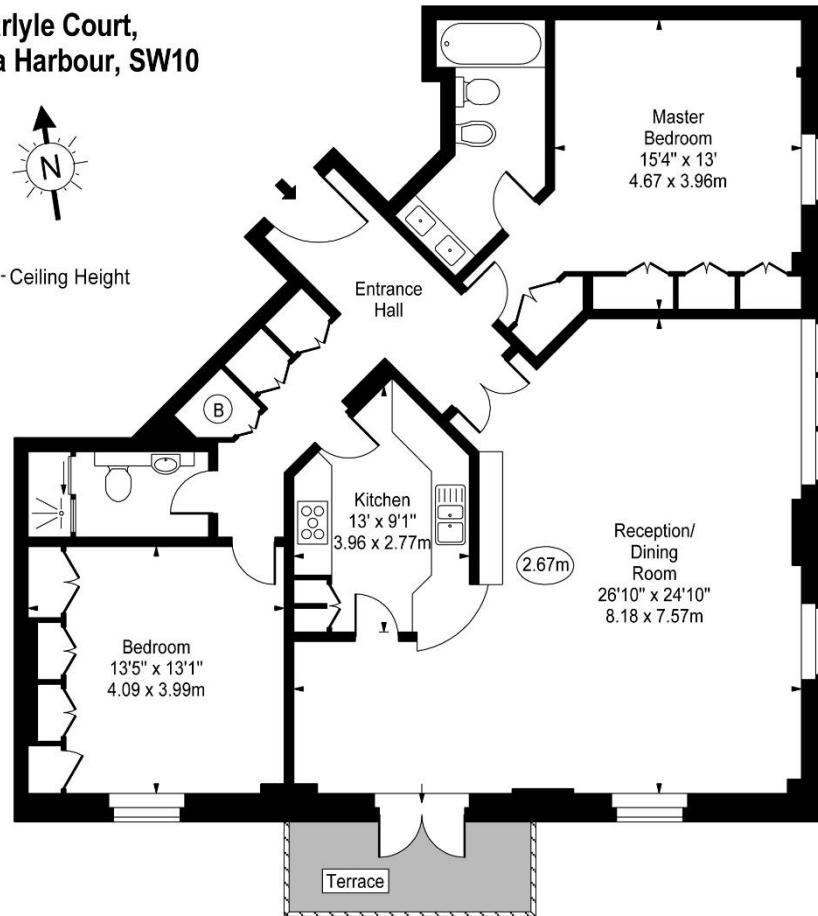
**Carlyle Court,
Chelsea Harbour, SW10**



○ - Ceiling Height



Parking Space
For
2 Cars



First Floor

Approx Gross Internal Area 1288 Sq Ft - 119.66 Sq M

For Illustration Purposes Only - Not To Scale

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