



Claydon House
Chelsea Waterfront, SW10

CHESTERTONS





A spectacular five bedroom, seventh floor apartment in Chelsea Waterfront located on the edge of the River Thames offering stunning views from Chelsea in the West to Canary Wharf in the East, set amid tranquil landscaped gardens.

This impressive apartment comprises a vast reception room with open plan kitchen with large windows overlooking the River and access to a spacious private balcony, five double bedrooms, each with fitted wardrobes and ensuite bathroom, guest WC and excellent storage throughout. The high end finishes used to complete this apartment are numerous and include engineered hardwood flooring, integrated Gaggenau appliances in the kitchen, bathrooms finished with natural marble tiles, comfort cooling to all principle rooms and underfloor heating throughout and a Home Automated System. An addition, there is 24 hour concierge, CCTV and when fully complete, there will be a fully equipped gym and indoor swimming pool as well as two secure underground parking spaces as well as Waterside restaurants, bars and cafes.

Claydon House offers easy access to Imperial Wharf overland and underground train stations as well as the many shops and restaurants of the Kings Road.

- Five bedrooms, five bathrooms
- Vast reception room with open plan kitchen
- Two balconies
- Spectacular views
- 24h concierge
- Two secure underground parking spaces

Asking Price £7,187,500

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	B4	B4
69-80	C		
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: Leasehold - 972 years remaining
Service Charge: £25,415 per annum including ground rent (Paid quarterly)
Local Authority: London Borough of Hammersmith & Fulham
Council Tax Band: H

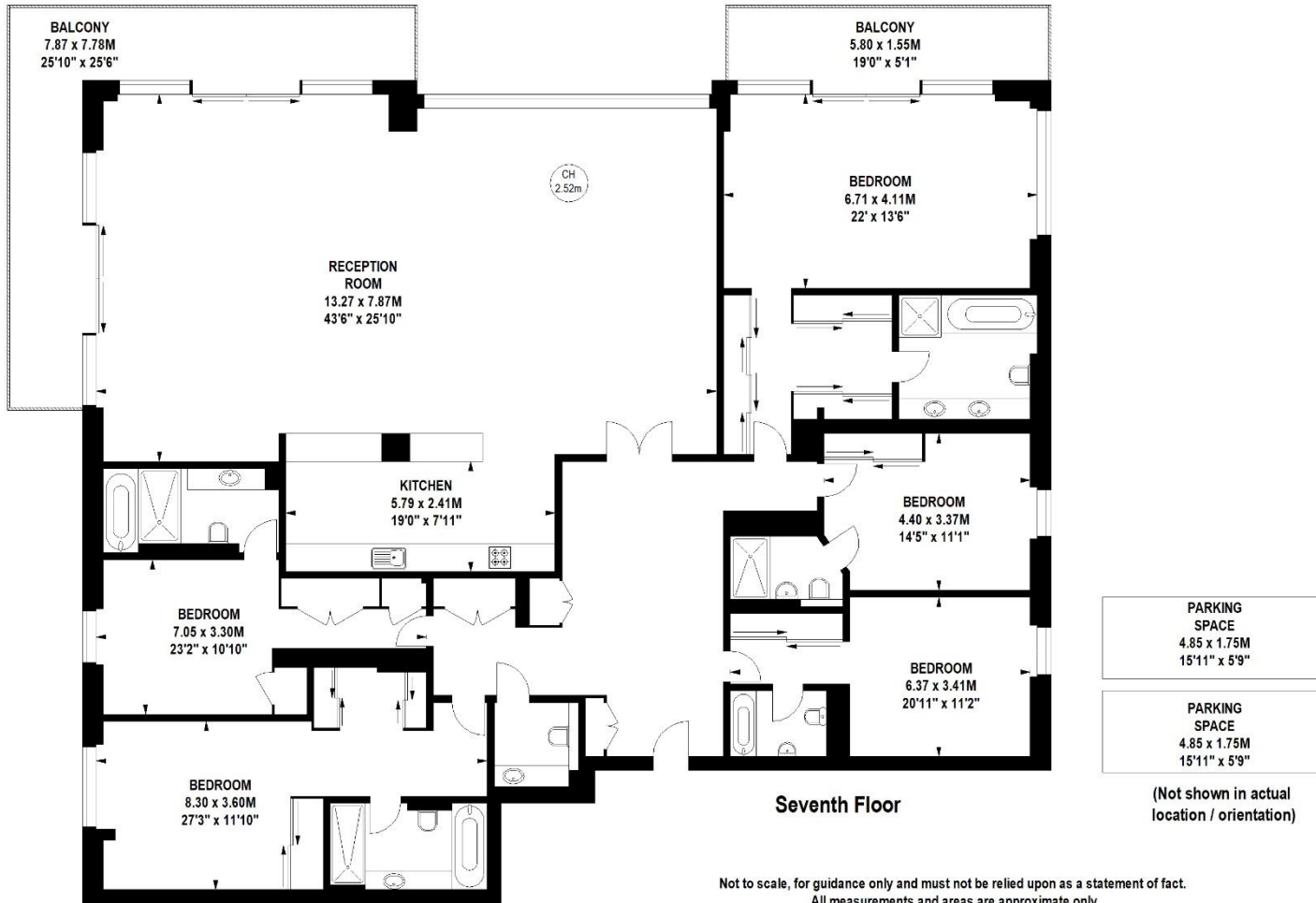
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**Claydon House,
Waterfront Drive, SW10**

Approximate gross internal area
304.71 sq m / 3280 sq ft

Key :
CH - Ceiling Height



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