



Cheyne Walk, London **SW3**

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Meticulously refurbished throughout, this flat offers spectacular, lateral living.

The spacious open-plan living and dining room gives way to a balcony, with sight of the River. The kitchen is fitted with Siemens appliances and there is a separate utility room.

The principal bedroom has a walk-in wardrobe, en suite bathroom and private balcony. There are two further double bedrooms, both with fitted wardrobes, which share a family bathroom.

The apartment further benefits from having air-conditioning and an independent central heating system.



Guide price: £2,450,000

Tenure: Share of freehold plus leasehold, approximately 972 years remaining once granted

Service charge: £8,500 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H

Location

Pier House is located just south of King's Road and north of Chelsea Embankment. This home is ideally situated for the boutique shops, bars and restaurants, which the iconic and vibrant King's Road has to offer.

The Thames Path provides excellent walking and cycling routes and the Battersea Park is within easy reach, with its boating lake, lakeside cafes and wide range of sports facilities.

South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.8 miles away and Sloane Square Underground Station (District and Circle lines) is 0.9 miles away. There is a regular bus service along the Kings Road.

*All distances are approximate.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Pier House, Cheyne Walk, SW3

Approximate Area = 127.7 sq m / 1375 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Fourth Floor

Approximate Area = 127.7 sq m / 1375 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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