



Chelsea Crescent, Chelsea Harbour **SW10**

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This apartment is located in Chelsea Crescent, a prestigious riverside development. The spacious, open-plan reception room has ample space for living and dining. The glass patio doors give way to a private balcony, with unparalleled views of the River Thames beyond. The kitchen is separate, but has an opening to create the sense of open-plan living. To the rear, there are two double bedrooms, both with fitted wardrobes. The principal bedroom has a generous en suite bathroom with shower and jacuzzi bath. There is a separate family bathroom. The property also benefits from two secure underground parking spaces, a lift and 24-hour concierge service. The welcoming hallway hosts two storage cupboards.



**Guide price:** £1,500,000

**Tenure:** Leasehold: approximately 87 years remaining

**Service charge:** £20,879 per annum, reviewed every 1 year, next review due 2025

**Ground rent:** £700 per annum, reviewed every 1 year, next review due 2025

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** H

## Location

Chelsea Harbour is situated on the north bank of the River Thames and was built on the site of an ex-British Rail Coal Yard and Victorian-era railway coaling dock. The Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside cafe and wide range of sporting facilities. The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area. Adjacent, the vibrant Kings Road provides a road selection of luxury and boutique shops, restaurants and bars, as well as excellent schools. The Fulham Road is also conveniently located, with its array of supermarkets and cafes. Imperial Wharf station is located on the doorstep. Central London is easily accessible with direct rail links to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre) and West Brompton (District line). Fulham Broadway and Sloane Square underground stations (District/ Circle line) are located a little further beyond.

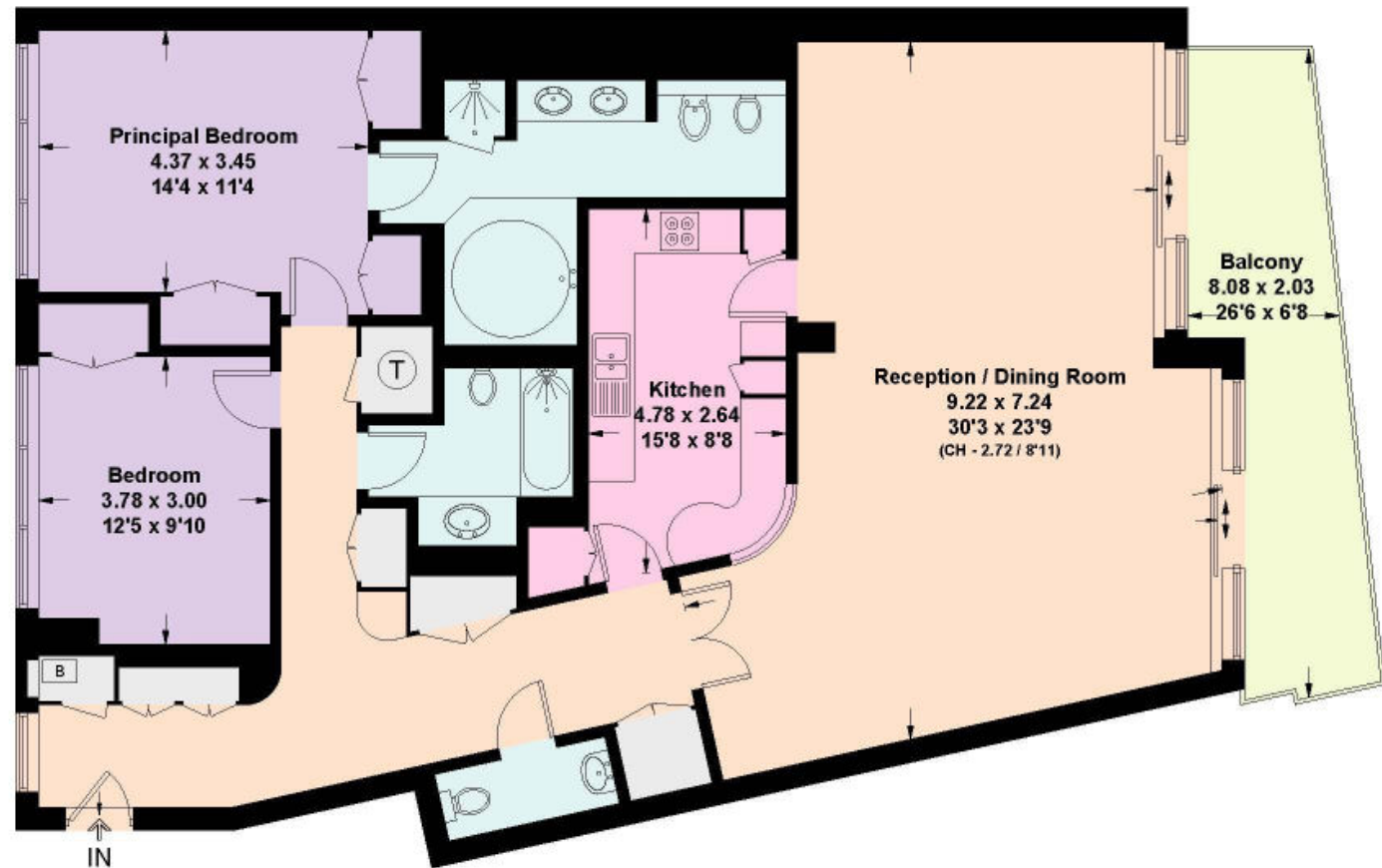




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**Approximate Gross Internal Floor Area**  
**150.6 sq m / 1621 sq ft**

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.



**Third Floor**

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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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Particulars dated December 2024. Photographs and videos dated November 2024.

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