



Chelsea Embankment, London SW3

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An impressive apartment commanding river views and offering spectacular volume, space and exceptional ceiling heights.

This sensational first-floor mezzanine lateral flat provides in excess of 4,000 sq.ft of prime space spanning two elegant period buildings. Turner's Reach House is close to the green open spaces of the Chelsea Physic Garden and faces south with direct views over the River Thames and beyond to Battersea Park. The apartment benefits from air conditioning, a caretaker, and communal hot water. The property is held on a lease of 981 years, along with a share of the freehold.



**Guide price:** £8,500,000

**Tenure:** Share of freehold plus leasehold, approximately 980 years remaining

**Service charge:** Approximately £22,188 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea





Chelsea Embankment is located close to Royal Hospital Road and is a short walk from the King's Road and Sloane Square with their wide array of boutiques, shops and restaurants. Sloane Square tube station is close-by (District and Circle Lines).

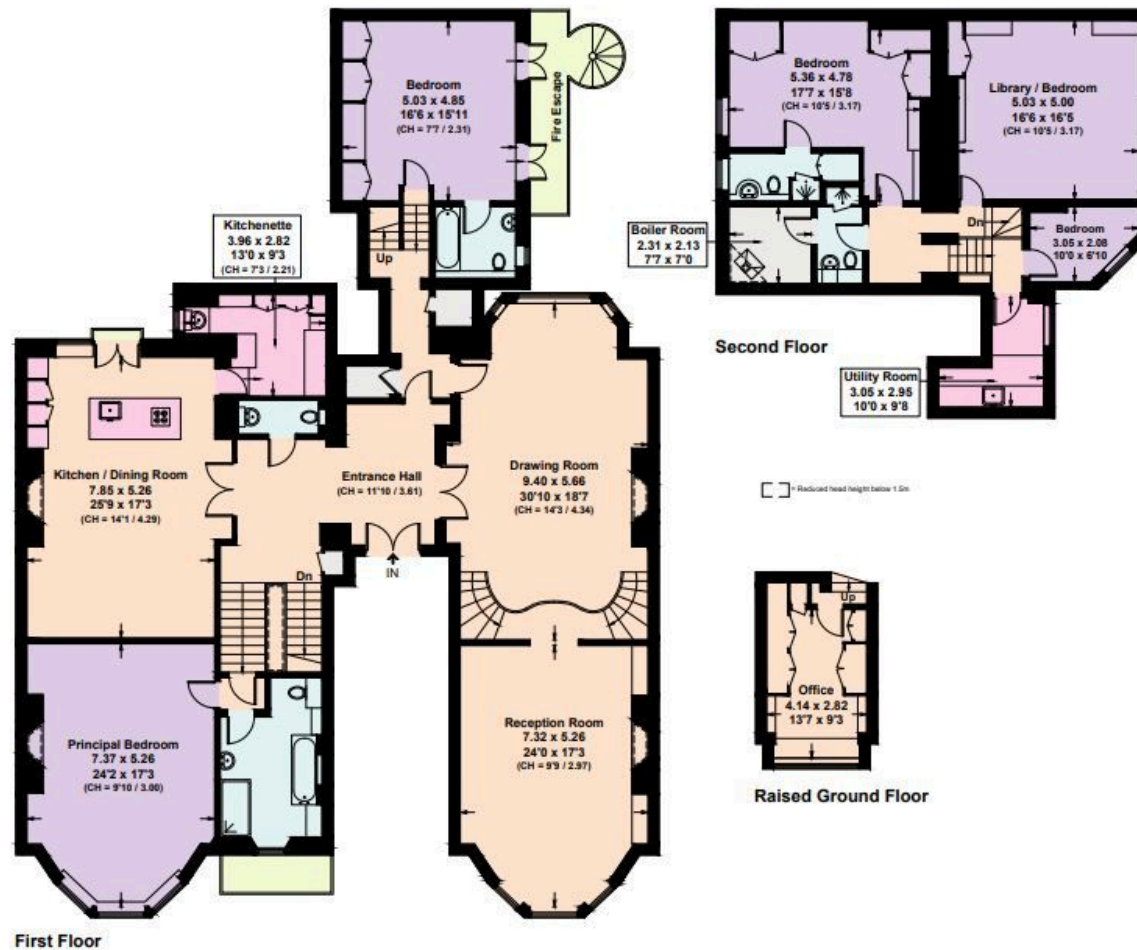




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## Approximate Gross Internal Floor Area 372.4 sq m / 4008 sq ft

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.



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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 April 2024. Photographs and videos dated March 2022.

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