



Admiral Square, Chelsea Harbour, London **SW10**



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A rare opportunity to purchase a charming family home within Chelsea Harbour's secure grounds offering a concierge service with security and off street parking.

The ground floor is arranged with an eat in kitchen opening on to an attractive patio garden, WC and direct access to the garage. The reception room and dining room are located on the first floor.

All bedrooms have plentiful storage and there are two en-suites as well as a family bathroom. The top floor reception room has a dual aspect and is a bright and impressive space. It benefits from two terraces and has views of the river Thames. The property comprises 2,827 sq ft of living space and is arranged over five floors.



Guide price: £2,500,000

Tenure: Leasehold: approximately 88 years remaining

Service charge: £9,270 per annum, reviewed yearly, next review due 2024

Ground rent: £700 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Hammersmith and Fulham

Council tax band: H

Location

Chelsea Harbour is located on the north bank of the River Thames adjacent to Imperial Wharf and close to the shops and restaurants of Chelsea and Fulham.

The famous and fashionable King's Road is close by and access to Sloane Square and Knightsbridge shops, such as Harrods and Harvey Nichols are easily accessible by taxi, via the rank located at Chelsea Harbour hotel. With Imperial Wharf station located on its doorstep (0.2 miles), central London is easily accessible with direct rail links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and West Brompton (District line). Nearest tube stations to Chelsea Harbour are Fulham Broadway (0.7 miles) and Sloane Square (District/Circle line, Zones 1 & 2.) The River bus service is also available at Chelsea Harbour Pier during peak time.



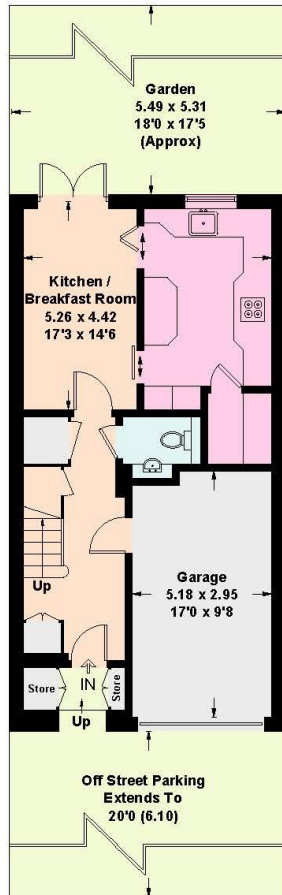


Charming house for sale in Admiral Square, with garage.

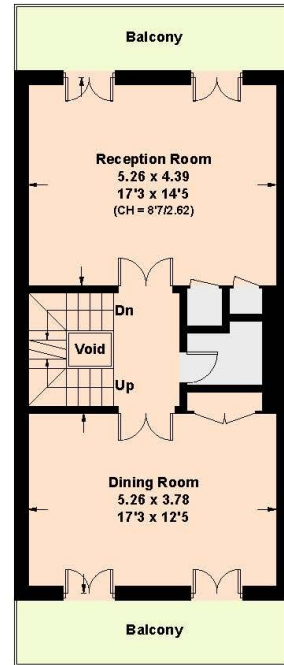


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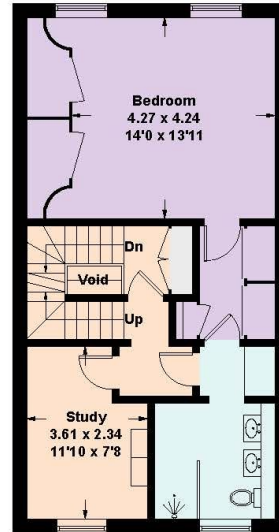
Approximate Floor Area = 262.6 sq m / 2827 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft) &
Garage / Stores / Excluding Void



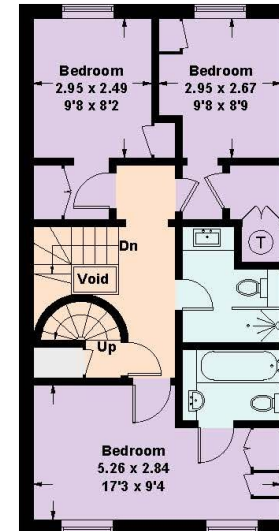
Ground Floor



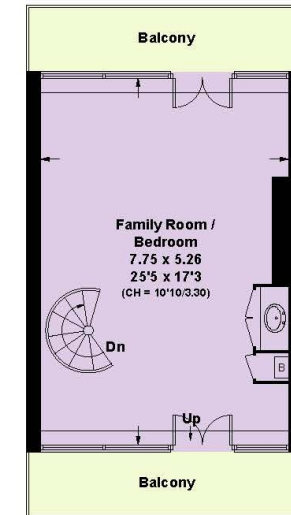
First Floor



Second Floor



Third Floor



Fourth Floor

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We would be delighted to tell you more

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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.



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 August 2023. Photographs and videos dated August 2023.

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