



Carlyle Court
Chelsea Harbour, SW10

CHESTERTONS





An exceptional split-level two double bedroom apartment with lift access, set within the prestigious Chelsea Harbour development, benefitting from a substantial private terrace, additional balcony and four parking spaces.

Arranged over two floors, the apartment offers wonderfully bright and well proportioned accommodation, ideal for both entertaining and day to day living. The generous open plan reception/ kitchen space is light filled and boasts space to dine, wooden flooring and opens directly onto the first balcony, creating seamless indoor-outdoor flow and is connected with the lower balcony via a spiral staircase. Both bedrooms are generous doubles and both complete with ensuite bathrooms and the apartment offers plenty of storage throughout.

Residents of Carlyle Court enjoy concierge services and security, beautifully maintained communal areas, and immediate access to the marina's boutiques, cafés and riverside walks. The King's Road is moments away, offering world-class shopping and dining, and the nearest rail station, Imperial Wharfe is moments away.

- Two double bedrooms, two bathrooms
- Two balconies
- Four secure parking spaces
- Currently producing a gross annual yield of 4.9%
- Parking spaces command c. £300 per month rental

Asking Price £1,150,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	78	78
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 86 years

Service Charge: £12,414 pa, reserve fund contribution currently £13,079pa, Parking Spaces: £4714pa

Ground Rent: £400 pa

Local Authority: Hammersmith & Fulham

Council Tax Band: G

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FOURTH FLOOR



THIRD FLOOR

**APPROXIMATE GROSS INTERNAL AREA
1417 SQ FT / 131.6 SQ M**

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