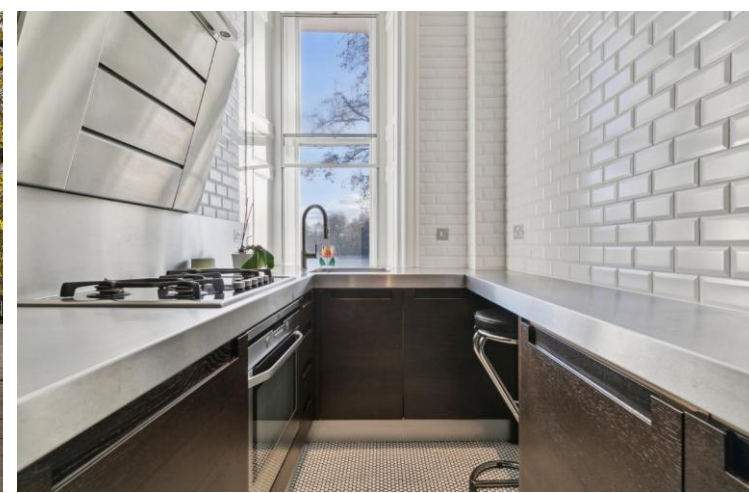




Delahay House  
Chelsea Embankment, SW3

CHESTERTONS





A unique opportunity to purchase this raised ground floor, period property on Chelsea Embankment.

Upon entering the living room you are greeted with exceptionally high ceilings with detailed corning. Due south, the space is filled with natural light and has beautiful views over the River Thames.

The separate kitchen is fitted with modern appliances, with a fitted breakfast bar, again with views over the river.

To the rear of the property are the 2 double bedrooms, the main with en-suite, the family bathroom is from the entrance hall. Both bedrooms overlook the beautiful communal gardens to the rear, which the apartment benefits from access to.

Delahey House is a beautiful Victorian building, well located on Chelsea Embankment, a popular address in Old Chelsea in close proximity to Burton Court, Battersea Park and The Chelsea Physic Gardens. The Kings Road and Sloane Square provide an array of shops, restaurants and amenities.

- Beautiful south facing living room
- Modern kitchen with fitted appliances
- Modern family bathroom
- Main bedroom with en-suite
- Spacious second bedroom
- Communal gardens

Asking Price £1,600,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	69	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

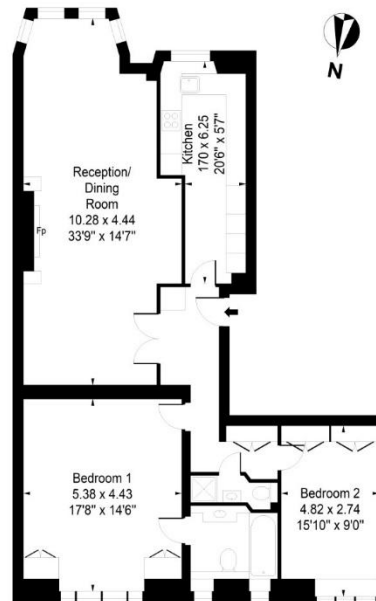
England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Share of Freehold 985 years 4 months  
**Service Charge:** £6724.48 £3416.54 reserve fund per annum  
**Ground Rent:** Peppercorn  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G

**Chestertons Chelsea Sales**

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 Knightsbridge  
 London  
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 020 7594 4740

**Delehay House,  
Chelsea Embankment, SW3**  
Approximate Gross Internal Area = 1172 sq ft / 108.88 sqm



**Raised Ground Floor**

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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