Knight Frank

# LIGHTERMAN TOWERS

Chelsea, SW10

# A BEAUTIFULLY PROPORTIONED FLAT IN LIGHTERMAN TOWERS

A beautifully open living space with a generous bedroom and an uplifting modern feel throughout. Benefits of this fantastic building include a porter, lift and gym.

| | | | EPC |
|---|---|---|---|
| 1 | 1 | 1 | B |

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Leasehold with approximately 990 years remaining

Ground rent: Peppercorn

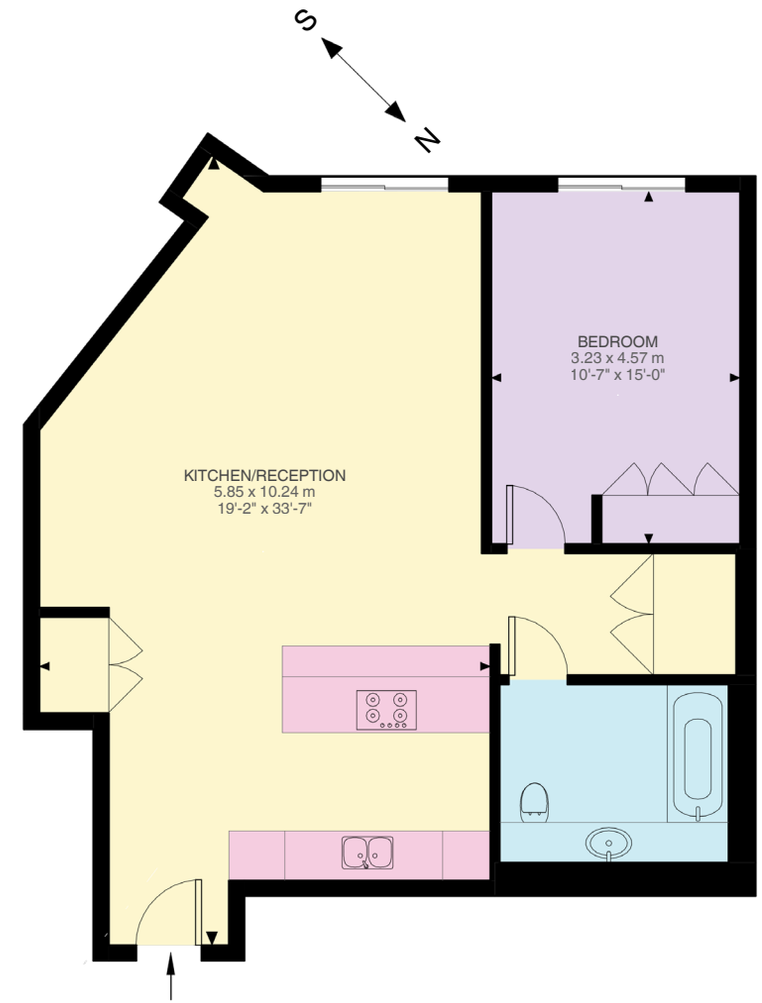
Service charge: £7441.17 per annum, reviewed every year

**Offers in excess of: £800,000**

A bright, spacious and stylish one bedroom apartment located on the second floor of the prestigious Lighterman Towers development, part of the Chelsea Island development, situated adjacent to Chelsea Waterfront at Chelsea Harbour. This apartment comprises an open-plan reception room, with plenty of space for living and dining. Large windows enhance the natural light, giving the room an inviting, contemporary atmosphere ideal for both relaxed home living and entertaining. The stylish kitchen has a large island, exquisite mirrored splashback and is complete with quality appliances.

The generous double bedroom has excellent fitted wardrobes and has access to a separate family bathroom. A storage-come-utility cupboard completes the accommodation.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice




Second Floor
817ft$^2$

Harbour Avenue, SW10
Approximate Gross Internal Area = 75.94 sq m / 817 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

# We would be delighted to tell you more.

Claire Mengham
020 3978 2462
claire.mengham@knightfrank.com

Knight Frank Chelsea and South Kensington
352a Kings Road
SW3 5UU

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.