



Carlyle Court  
Chelsea Harbour, SW10





This beautifully presented apartment is situated on the second floor of Carlyle Court and enjoys a private balcony with stunning direct views over the marina.

Offering excellent proportions throughout, the apartment comprises a large reception room with South facing aspect, ample space for dining, and doors opening onto the private balcony. Adjoining this is a fully fitted modern kitchen, complete with breakfast bar and open-plan connection to the living area, creating a versatile and sociable space.

There are three double bedrooms, each with fitted wardrobes. The principal bedroom benefits from its own en suite bathroom, while a spacious family bathroom serves the remaining bedrooms. The apartment also offers generous storage throughout.

Residents of Carlyle Court benefit from 24-hour portage, secure underground parking for one car, and access to well-maintained communal grounds within this private riverside development.

Chelsea Harbour combines a peaceful marina setting with excellent connectivity, with Imperial Wharf station moments away and the boutiques, galleries, and restaurants of the King's Road within easy reach.

**Asking Price £1,250,000**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold 85 years remaining  
**Service Charge:** £21,280 p.a.  
**Ground Rent:** £250 p.a.  
**Local Authority:** Hammersmith & Fulham  
**Council Tax Band:** H

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# Chelsea Harbour, London, SW10

Approximate Gross Internal Area  
1567 sq ft / 145.6 sq m

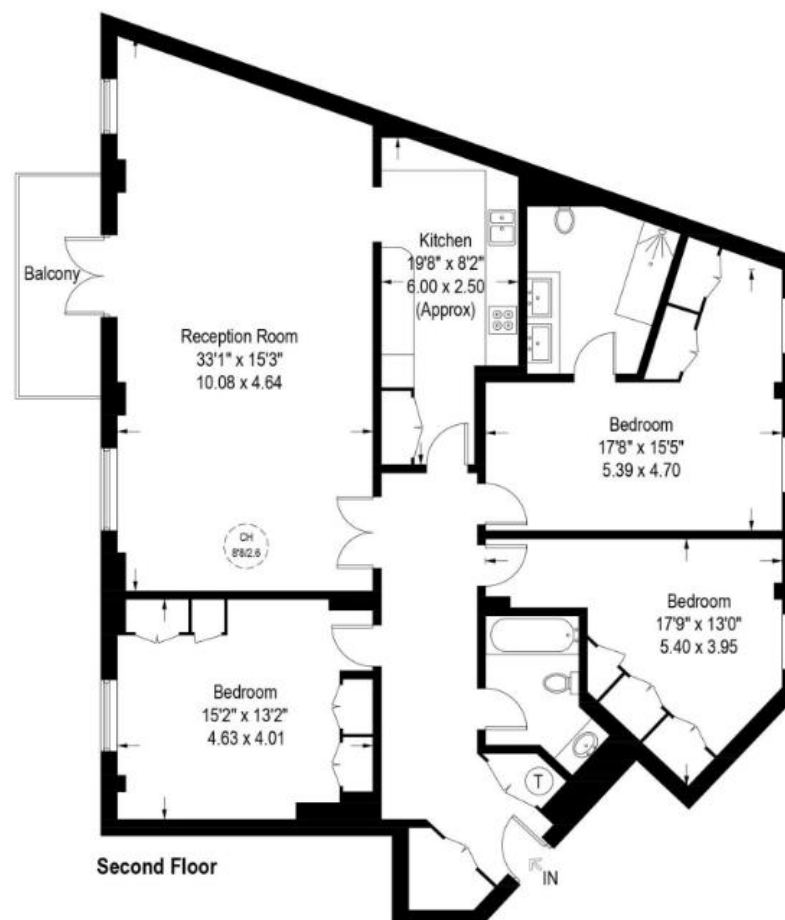


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