

# Thames Quay

Chelsea Harbour, London SW10

**£2,300,000**



Harbour  
Estates

5 Design Centre East Chelsea Harbour London SW10 0XF  
020 7351 2300 [harbourestates.co.uk](http://harbourestates.co.uk)

*An exceptional, interior-designed, 2 bed Thames Quay apartment located on the 1<sup>st</sup> floor with beautiful river and harbour views. Rooms are generously proportioned and are decorated in cool contemporary style and filled with natural light. A fabulous high-spec includes flue-less fire together with a modern open-plan kitchen with sliding doors to the sitting room, superb bathrooms, under floor heating, specialist paint finishes, electric blinds and 2 underground car parking spaces.*



Entrance Hall • Guest Cloakroom • Kitchen • Reception Room • Two Balconies • 2 Double Bedrooms  
En Suite Shower / Bathroom • Shower Room • 2 Underground Parking Spaces • Video Entry Telephone  
Independent Gas Fired Central Heating • 12 hour Weekday Portorage • 24 Hour Site Security  
To include: Curtains • Carpets • Kitchen Fittings, Appliances & Laundry Equipment • Standard Light Fittings

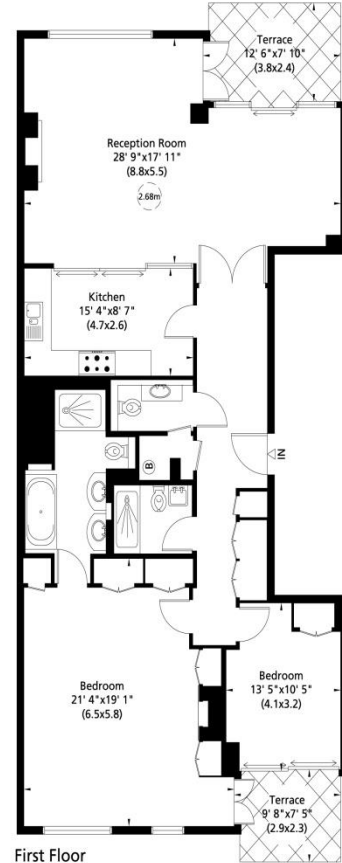


Gross internal area (approx.)  
139 Sq m (1500 Sq ft)

Gross internal area (approx.)  
15 Sq m (162 Sq ft)



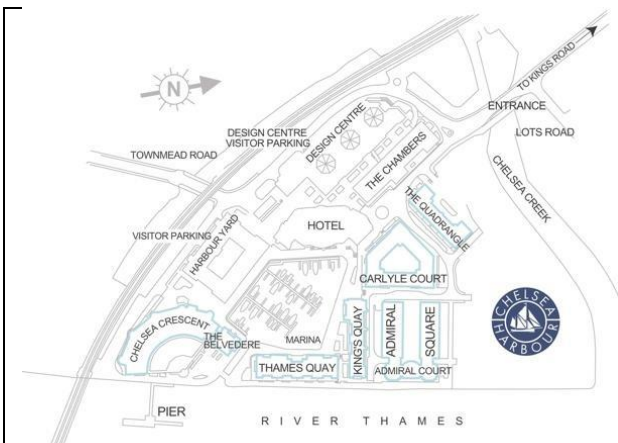
River



First Floor

Harbour

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	75	73	83
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



Lease: 125 years from March 1987

Local Authority: London Borough of Hammersmith & Fulham

### Chelsea Harbour Amenities:

- Riverside Walk • Secure Underground Parking Facilities
- 5-Star The Chelsea Harbour Hotel • Blue Harbour Spa
- Chelsea Riverside Brasserie & Bar • Marina • Hairdressing
- Convenience Store • Marcos • Excellent Security

### Local Transport Links:

- Imperial Wharf Station (Overground)
- Under 15 minutes walk to Fulham Broadway (District)
- C3 to Chelsea Harbour; 11, 22 & 14 within a short walk
- Within easy reach of the Kings Road and Embankment
- Taxi Rank at the The Chelsea Harbour Hotel
- River Taxi at Chelsea Harbour Pier

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