

# The Quadrangle

Chelsea Harbour, London SW10

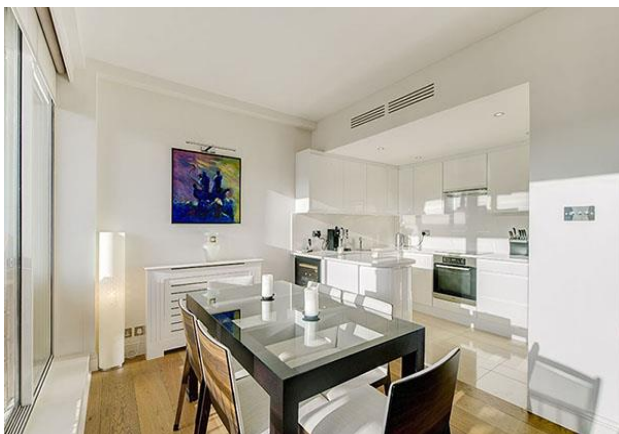
**£1,399,750**



Harbour  
Estates

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

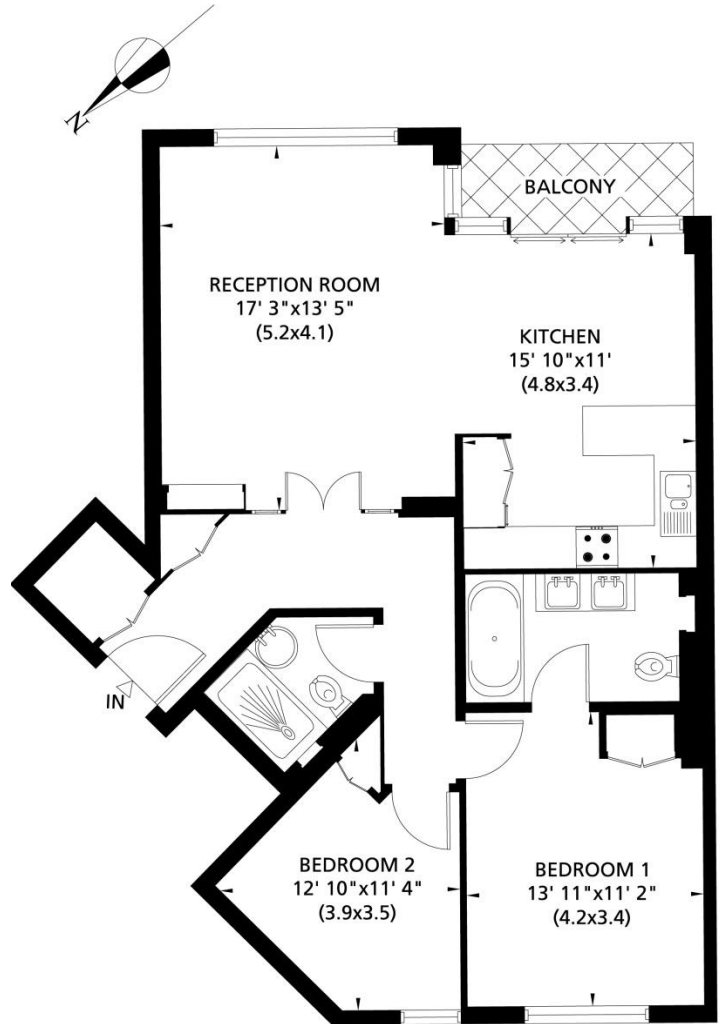
*A beautiful, sleek two bed, 4<sup>th</sup> floor apartment, interior-designed in cool, neutral style. The property benefits from good sized rooms, an exceptional high-spec and a sunny, southerly aspect with a glimpse of the river. Partial air conditioning, south facing balcony and one secure underground car parking space completes the package.*



Entrance Hall • Open Plan Kitchen • Reception / Dining Room • 2 Double Bedrooms  
En Suite Bathroom • Guest Shower Room • Balcony • Underground Parking Space  
Video Entry Telephone • Lift • 12 Hour Weekday Portage • 24 Hour Site Security  
To include: Carpets • Curtains/Blinds • Kitchen Fittings, Appliances & Laundry Equipment  
Standard Light Fittings



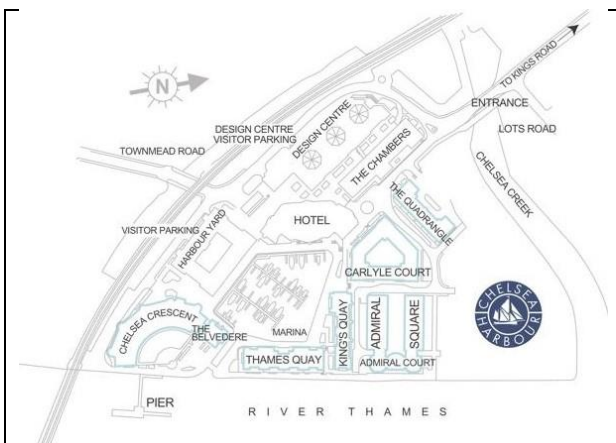
Gross Internal Area: 87 Sq. metres  
938 Sq. feet



FOURTH FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80 83	80 81	

England & Wales EU Directive 2002/91/EC



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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