

Chelsea Crescent

Chelsea Harbour, London SW10

£1,750,000



Harbour
Estates

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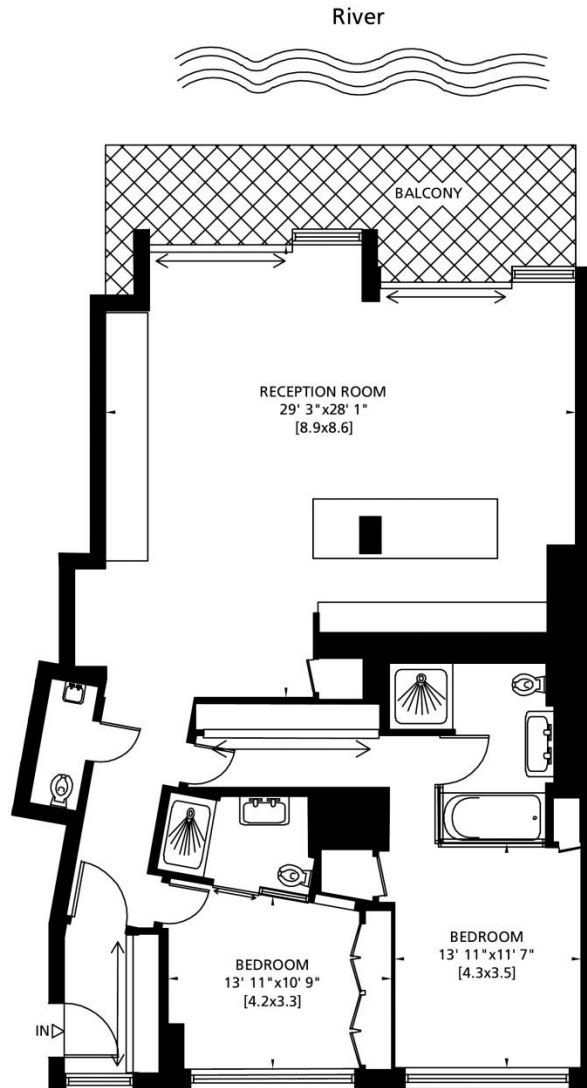
A beautiful, interior designed, 3rd floor, 2 bed apartment, with stunning views over the River Thames. The apartment has been finished to an exacting standard and features solid wood floors, Lutron lighting, surround sound system, air conditioning and electronic blinds. The property has a fabulous contemporary open plan kitchen/reception room and superb bathrooms and comes with one underground car parking space.



Entrance Hall • Cloakroom • Open Plan Reception Room / Kitchen / Dining area • 2 Double Bedrooms
Bath / Shower Room (En Suite) • Shower Room (En Suite) • Balcony • Lift • Video Entry Telephone
Air Conditioning • 1 Underground Parking Space • 12 Hour Weekday Portage • 24 Hour Site Security
To include: Fitted Carpets • Blinds • Kitchen Fittings, Appliances & Laundry Equipment
Standard Light Fittings

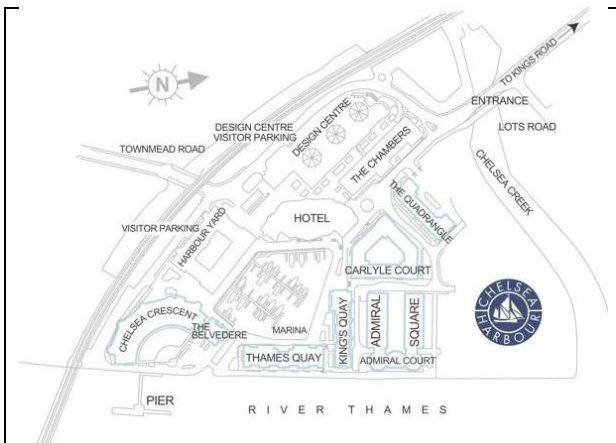


Gross Internal Area: 144 Sq. metres
1545 Sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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