



RUSSELL SIMPSON

Penthouse flat in Chelsea
Harbour with private
under-ground parking

CARLYLE COURT
CHELSEA HARBOUR SW10

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£2,500,000

BEDROOMS 4	INTERNAL 2,491 SQ FT	OUTDOOR 100 SQ FT	COUNCIL LBHF
RECEPTION ROOMS 2	231 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 3	SERVICE CHARGE £16,000 pa	TENURE Leasehold	LENGTH OF LEASE 177 years





The Property



Four-bedroom flat in a modern development with a south-facing roof terrace and beautiful views

Upstairs on the fourth floor, a generous reception room occupies almost the entire space. This includes an open-plan kitchen with a central island, fitted with a hot water tap, a reception room with seating and study areas, and a dining room with an impressive pyramid skylight, which opens fully to allow for alfresco dining. In addition, there is air conditioning, a Sonos sound system and considerable storage space throughout the top floor, as well as a CCTV camera for security.





Indoor Spaces

Entering the flat on the third floor, the entrance hall opens onto four double bedrooms.

The principal bedroom includes a generous ensuite with bathtub and shower, as well as a dressing room. This floor includes three more bedrooms and two more bathrooms, one of them ensuite, as well as underfloor heating in the tiled areas and a Sonos sound system in two of the bedrooms.







The Neighbourhood

The property includes a south-facing roof terrace on the top floor with beautiful views. In addition, the building offers a porter, a lift, and under-ground parking.

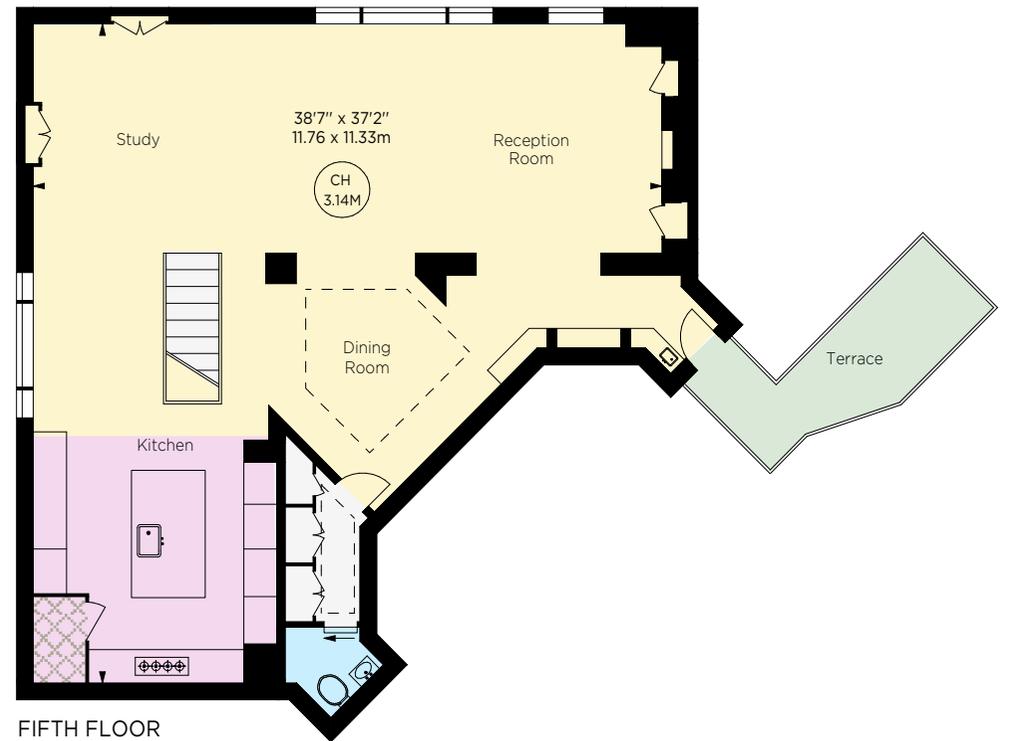
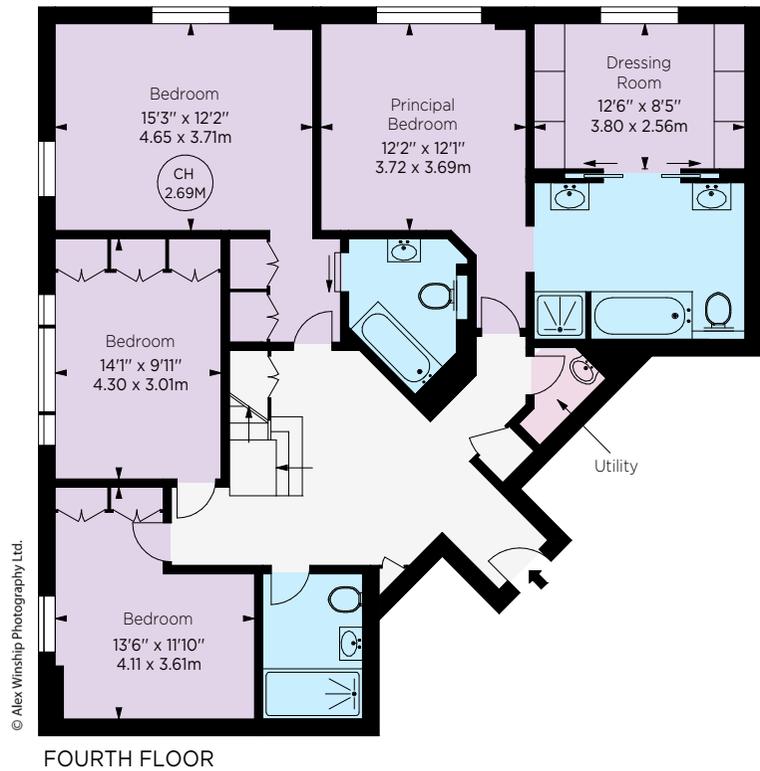
Carlyle Court is part of the popular Chelsea Harbour development on the north bank of the River Thames. Imperial Wharf underground station is close, while the restaurants and shops of the King's Road and the Fulham Road are both within easy reach. In addition, the Thames Path is nearby, providing a pleasant river route for walking or running.

APPROXIMATE INTERNAL AREA

2,491 SQ FT / 231 SQ M

OUTDOOR AREA

100 SQ FT / 9 SQ M



ALEX WINSHIP
Photography
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*Floorplan for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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