



Smith &
Ericsson

Thames Quay, Chelsea Harbour

London, SW10 • Guide Price £3,850,000 • Long Lease



Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**

A unique apartment in sought after Thames Quay, the most desirable building within Chelsea Harbour.

Known for its exceptional views and location between the Thames and the harbour, this lateral conversion in Thames Quay, affords exceptional river and harbour views and its generous accommodation, spread over approximately 3100 square feet, provides at least four bedrooms and two to three reception rooms. The kitchen is very much the heart of the home and there has been fine attention to detail in its design.

There is a great deal of bespoke wood joinery with ample shelving and storage throughout this wonderful riverside property. As a result of its conversion there is also exceptional veranda space, with views of the river and harbour.

The building itself has recently been refurbished and there is parking for two cars in the secure underground car park.

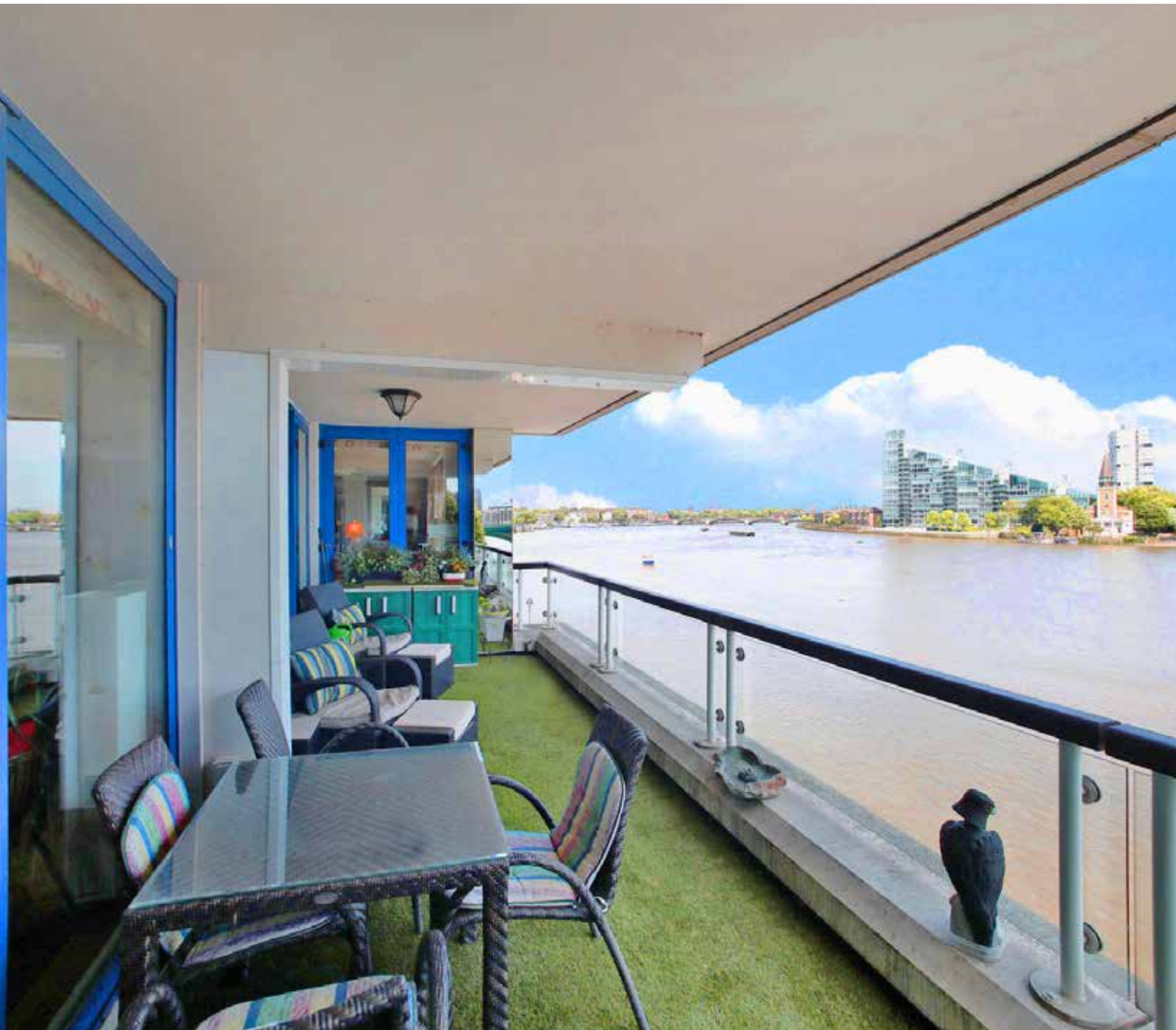




Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**

One of the most attractive benefits of this apartment is the dual aspect, allowing views and verandas that face both the Thames and the harbour itself. This also allows for maximum light and sunshine throughout the day.



Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**



Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**

This main bedroom suite which looks over the harbour is extremely spacious and has built in cupboards, bespoke storage and vanity tables.

There are two ensuite bedrooms and two further bedrooms that share a separate shower room. There is also a study and a guest WC..



The bedrooms all look out over the harbour and most have direct access to the veranda. The harbour is a working harbour and there are benches to sit on and admire the many vessels moored there.



Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**

Chelsea Harbour is a very special riverside location. It is extremely quiet and very secure. It has the benefit of a concierge service, an onsite hotel with a restaurant and bar, and members gym and swimming pool (membership fee not included but it is reduced for residents). The harbour itself which is very attractive and in the heart of the communal surroundings. There are a number of restaurants and shops nearby, as well as Imperial Wharf train station which links to the District line for the tube network.



Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**

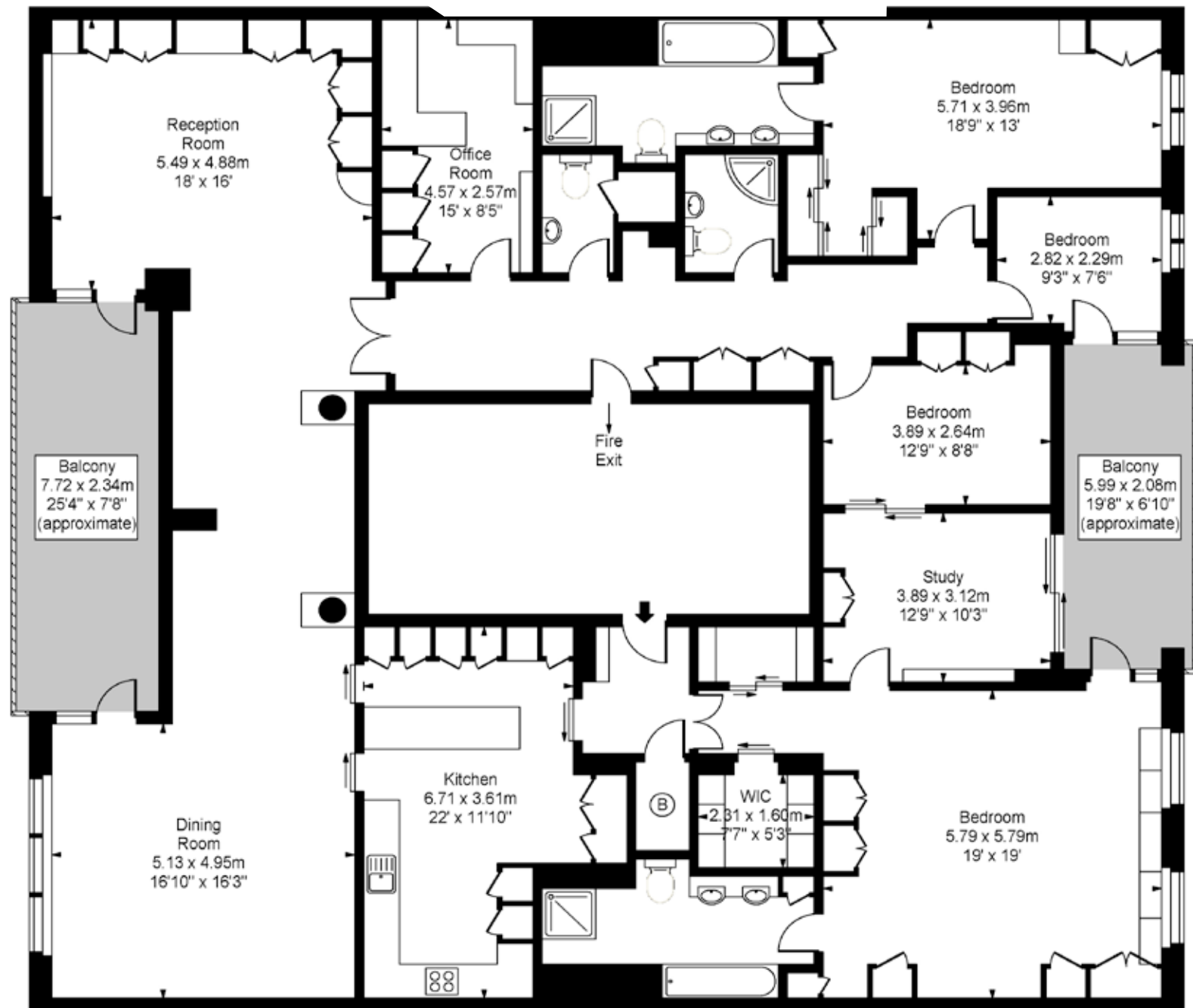


Thames Quay London, SW10 • Guide Price £3,850,000 • Leasehold with 179 years remaining

**Smith &
Ericsson**



Second Floor



Gross Internal Area (approx): 3100 sq.ft

287.99 sq.m

For identification only. Not to scale.

For more information, contact:

Kris Ericsson

T + 44 (0) 7595 757 516

E kris@smithericsson.com

W smithericsson.com

Matthew Smith

T +44 (0) 7540 848 917

E matt@smithericsson.com

   @smithericsson

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**Smith &
Ericsson**