



A top floor two bedroom flat recently refurbished to a high standard, in excellent condition with south easterly views towards the River Thames.

**Carlyle Court, Chelsea Harbour, London, SW10**

£1,200,000 Leasehold

savills

- Reception with dining area
- Kitchen
- 2 bedrooms
- 2 bathrooms (1 en suite)
- 2 Terraces
- Lift
- Porter
- Parking
- 108 sq m (1,159 sq ft)
- EPC=C

A stunning, newly refurbished 3rd and 4th floor penthouse with views over the river Thames. The property is in excellent condition throughout with a principal bedroom with en suite bathroom and dressing area, second bedroom, separate bathroom and two terraces overlooking the communal garden patio. There are wooden floors in the reception room, a large kitchen and air conditioning throughout the apartment as well as the added benefit of underground parking, lift, concierge porter and 24 hour security.

Carlyle Court is situated in the popular and extremely well maintained Chelsea Harbour riverside development. There are excellent transport links by boat to the City and overground from Imperial Wharf.



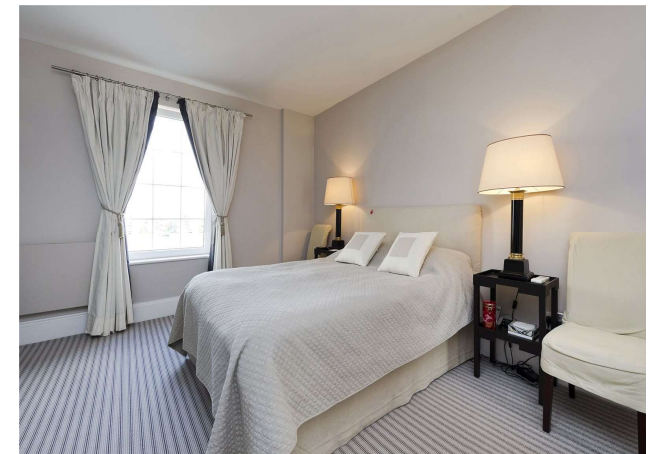
**Tenure**  
Leasehold

**Service Charge:** Approximately £4,636 per half year  
**Ground Rent:** £250 per annum

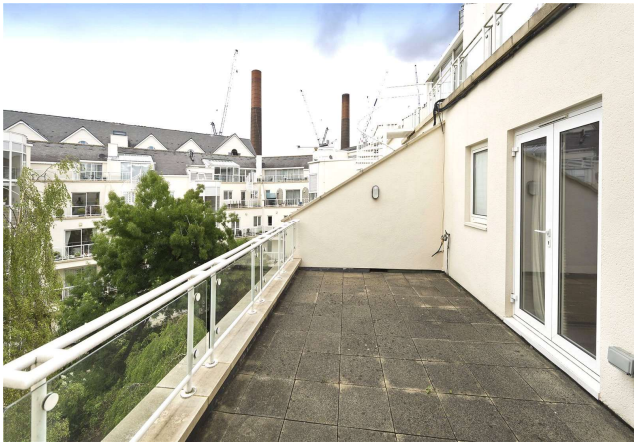
**Local Authority**  
The Local Borough of Hammersmith and Fulham

**Energy Performance**  
EPC Rating = C

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.







**Carlyle Court, Chelsea Harbour, London, SW10**  
**Gross Internal Area** 1159 sq ft, 108 m<sup>2</sup>

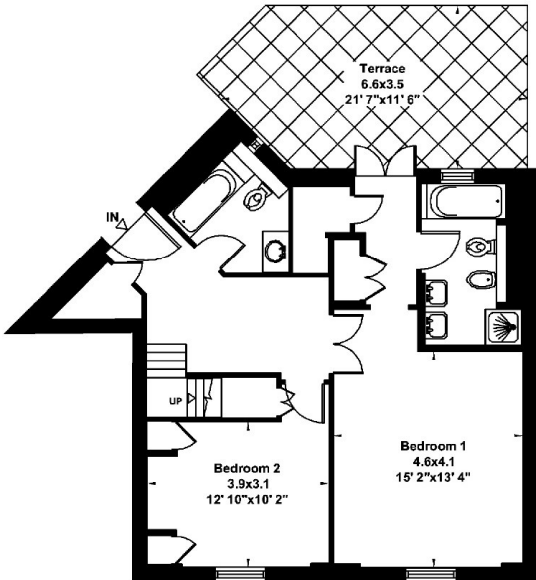
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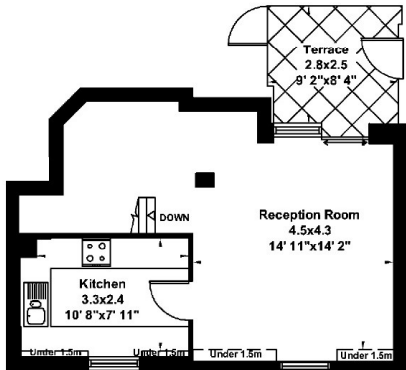
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**9 Carlyle Court Chelsea Harbour, SW10**

Gross internal area (approx.)  
 108 Sq m (1159 Sq ft) Including Under 1.5m High  
 107 Sq m (1148 Sq ft) Excluding Under 1.5m High  
 For identification only, Not to Scale  
 The Capital Group



Third Floor



Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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