



## WONDERFULLY BRIGHT TWO BEDROOM FIRST FLOOR FLAT

21 THE QUADRANGLE, CHELSEA HARBOUR  
LONDON SW10 0UG

**Guide Price: £900,000**

master bedroom with ensuite ♦ second double bedroom ♦  
guest bathroom ♦ open reception room ♦ kitchen ♦  
balcony ♦ parking ♦ concierge ♦ EPC rating = C

### Situation

Chelsea Harbour is a prominent development which offers easy access to the Imperial Wharf train station which is one stop away from either West Brompton (District line) or Clapham Junction.

There are a number of shops and restaurants in the development itself, as well as numerous other options in the local area.

### Description

This bright and spacious first floor flat is located in the popular Chelsea Harbour development. Accommodation comprises a spacious open plan reception/dining room and a separate fully fitted modern kitchen, which is ideal for both family living and entertaining. Sliding glass doors open out to a generous balcony, which enjoys lovely views over the communal gardens. The master bedroom is complete with built in wardrobes and a beautifully appointed en suite bathroom. There is a further double bedroom and a separate guest bathroom. The apartment comes with the added convenience of a secure underground parking space and 24 hour concierge service.

### Tenure:

Leasehold

### Local Authority:

Hammersmith and Fulham

### Viewing:

Strictly by appointment with Savills



### Savills Battersea Bridge

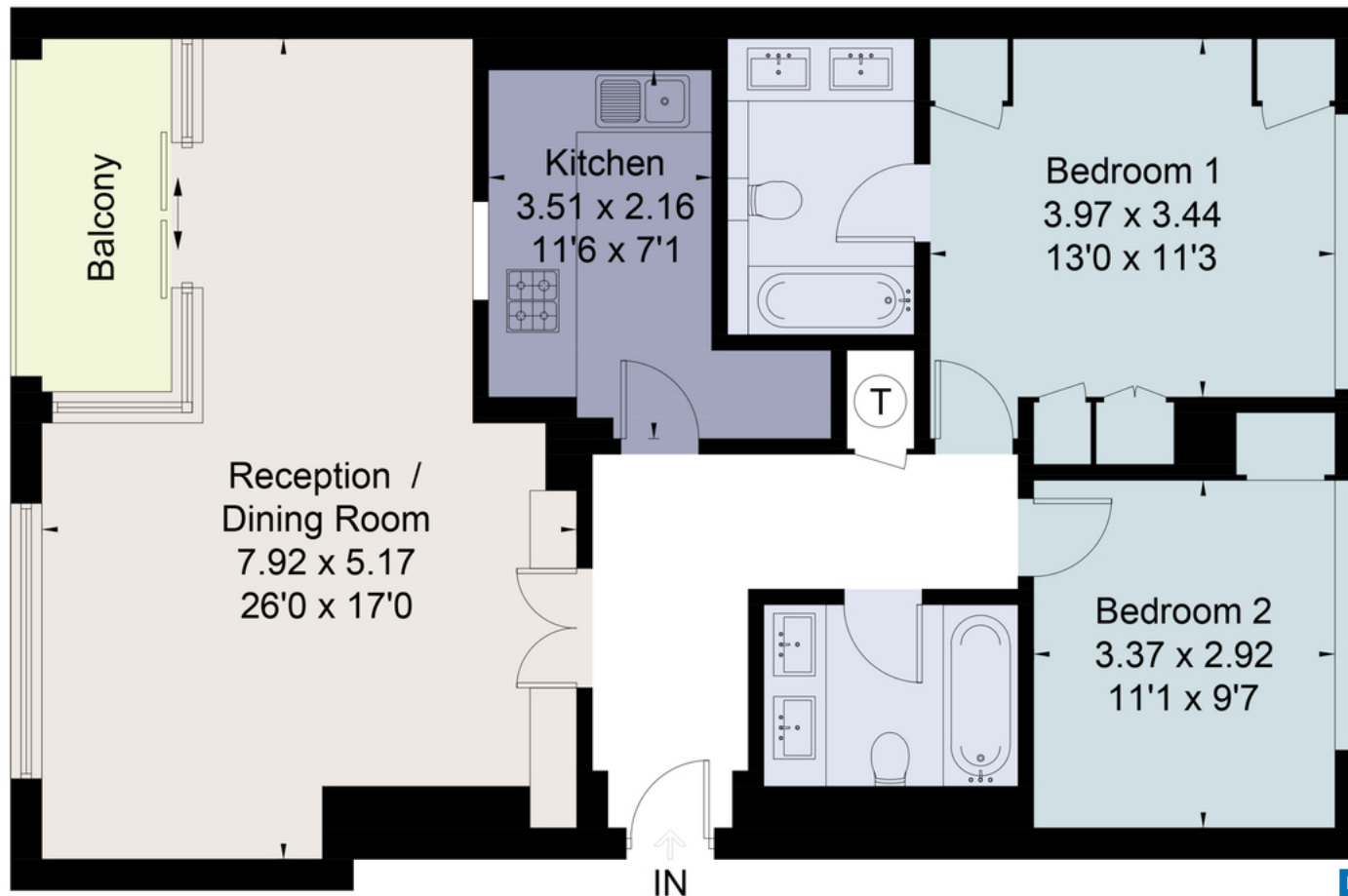
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Approximate Area = 90.8 sq m / 977 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)  
Balcony Area = 4.2 sq m / 45 sq ft  
For identification only. Not to scale.  
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## First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC