

JOWEBSTER



Chelsea Island  
London, SW10





# Chelsea Island London, SW10

A well-proportioned three bedroom apartment on the third floor of the Chelsea Island development. The apartment comprises 1,411 square feet (131 square metres) and benefits from north-western views over the developments landscaped gardens.

Chelsea Island is a riverside, high specification development of 89 apartments. All apartments feature luxuries such as underfloor heating, comfort cooling, Gaggenau kitchen appliances and natural marble bathroom fittings. The development will offer 24 hour concierge, underground car parking, residents' gymnasium, landscaped & rooftop gardens and on site retail and restaurants. Transport links of Imperial Wharf station and Chelsea Harbour pier are moments' walk. Anticipated completion Q2/Q3 2018.

\*Photos are of three bedroom show apartment.

## ACCOMMODATION

- Entrance Hall
- Reception/Dining Room
- Open Plan Kitchen
- Master Bedroom with En Suite Bathroom & Dressing Room
- Second & Third Bedrooms
- Bathroom
- Utility Cupboard
- Balconies from all Principal Rooms
- Underfloor Heating
- Comfort Cooling
- Whole-House Ventilation
- Pre-wired for Bang & Olufsen & Hyperoptic Broadband
- Underground Car Parking
- 24 Hour Concierge
- Gymnasium
- Landscaped & Rooftop Gardens
- On Site Retail & Restaurants
- Borough of Hammersmith & Fulham
- EPC Rating: B

## TERMS

- £1,950,000
- Leasehold (approx. 998 years remaining)
- Service Charge: £8,466 p.a. (approx.)
- Ground Rent: £1,500 p.a.

Total Gross Internal Area = 1411sq.ft. / 131m<sup>2</sup>

Bedroom 1 = 15'-2" x 10'-6" / 4.6 x 3.2m

Bedroom 2 = 17'-2" x 10'-4" / 5.2 x 3.1m

Bedroom 3 = 17'-2" x 9'-6" / 5.2 x 2.9m

Living/Kitchen = 31'-6" x 17'-3" / 9.6 x 5.3m

KEY:

- C Cupboard
- U Utility Cupboard
- W Fitted Wardrobe
- W/W Walk in Wardrobe



Notes:  
Measurements are the maximum room dimensions.  
Floor layouts are subject to change at any time.  
These drawings are for marketing purposes only

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Important Notice  
These sales particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of a contract. We have not carried out a detailed survey nor tested services, appliances or fittings. Purchasers must satisfy themselves by inspection or otherwise.

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