



Harbour Avenue, Chelsea Island, Fulham, SW10

Asking Price: £1,000,000

 Benham
& Reeves

Harbour Avenue, Chelsea Island, Fulham, SW10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the first floor and spanning an impressive 682 square feet (approx.) is this stunning one-bedroom apartment.

As you enter this property you immediately get an amazing sense of space with the very wide-open plan living room/kitchen that has floor to ceiling sliding glass doors that open on to a private West facing balcony. The bedroom has plenty of built-in storage and has a carpeted flooring, whilst the living room benefits from wooden flooring. Finally, the bathroom has been finished to the highest of standards as is the rest of the apartment, including a high spec kitchen with built in appliances, impressive worktops and splashbacks.

Residents of Lighterman Towers, Chelsea Island, benefit from a 24-hour concierge service, state of the art air-conditioned gymnasium and private communal gardens.

The Chelsea Island development is located adjacent to the Chelsea Creek and is only moments away from the River Thames and is within a short walk away from the famous King's road which provides a various choice of cuisines, cafes, bars and boutiques.

Transport links include- Imperial Wharf Station, offering London Overground services towards Shepherds Bush and Clapham Junction and Fulham Broadway (District Line- Zone 2)

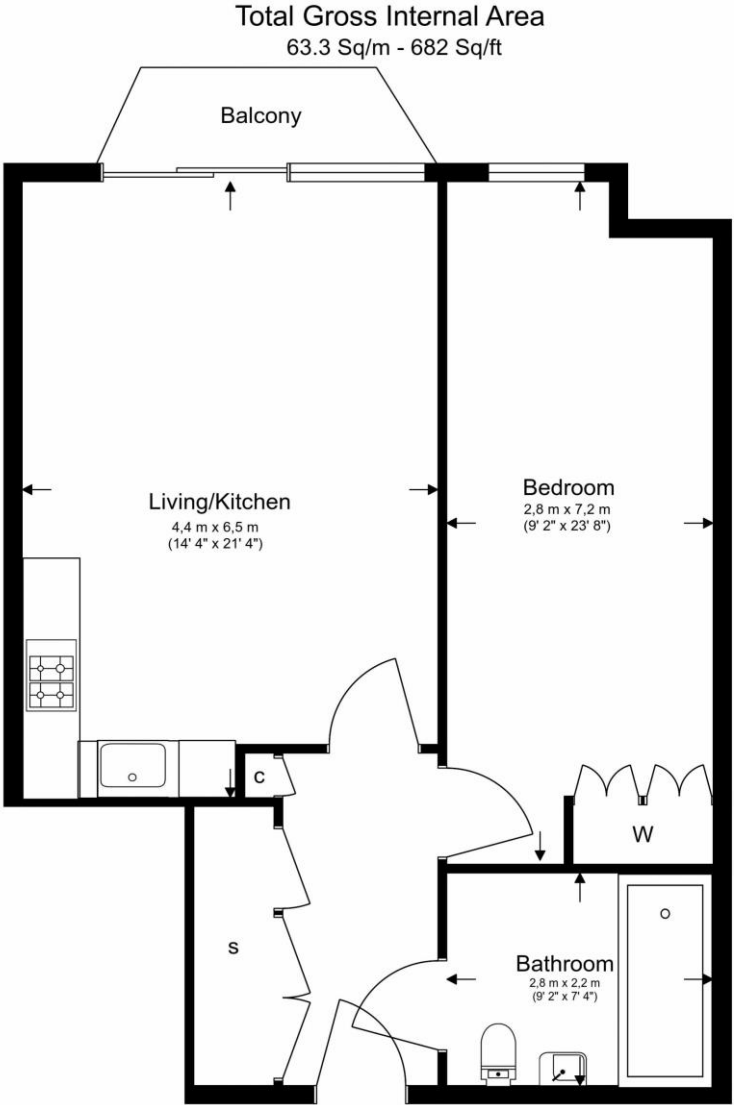




Property Features:

- One Bedroom
- One Bathroom
- Communal Gardens
- Residents' Gym
- 24-hour Concierge
- 682 Square Feet (approx.)
- Close to Amenities and Transport Links
- Imperial Wharf Station (London Overground Line. Zone 2)
- Fulham Broadway Station (District Line. Zone 2)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,000,000

Tenure: Leasehold
Expires 27/05/3017
993 Years Remaining

Ground Rent: £500 (per annum)

Review Date: 2028

Review Period: 10 years

Increase: In Line with RPI

Service Charge: £5,422 (per annum) for the year 2023

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN220277

T: 020 3282 3700

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W: www.benhams.com

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