



**RUSSELL
SIMPSON**

Penthouse flat in Chelsea Harbour
with private under-ground parking

CARLYLE COURT
CHELSEA HARBOUR SW10

Carlyle Court

£2,600,000

BEDROOMS 4	INTERNAL 2,491 SQ FT 231 SQM	OUTDOOR 100 SQ FT	COUNCIL LBHF
BATHROOMS 3		EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 177 YEARS	GROUND RENT —	SERVICE CHARGE £16,000 P/Y

The Property

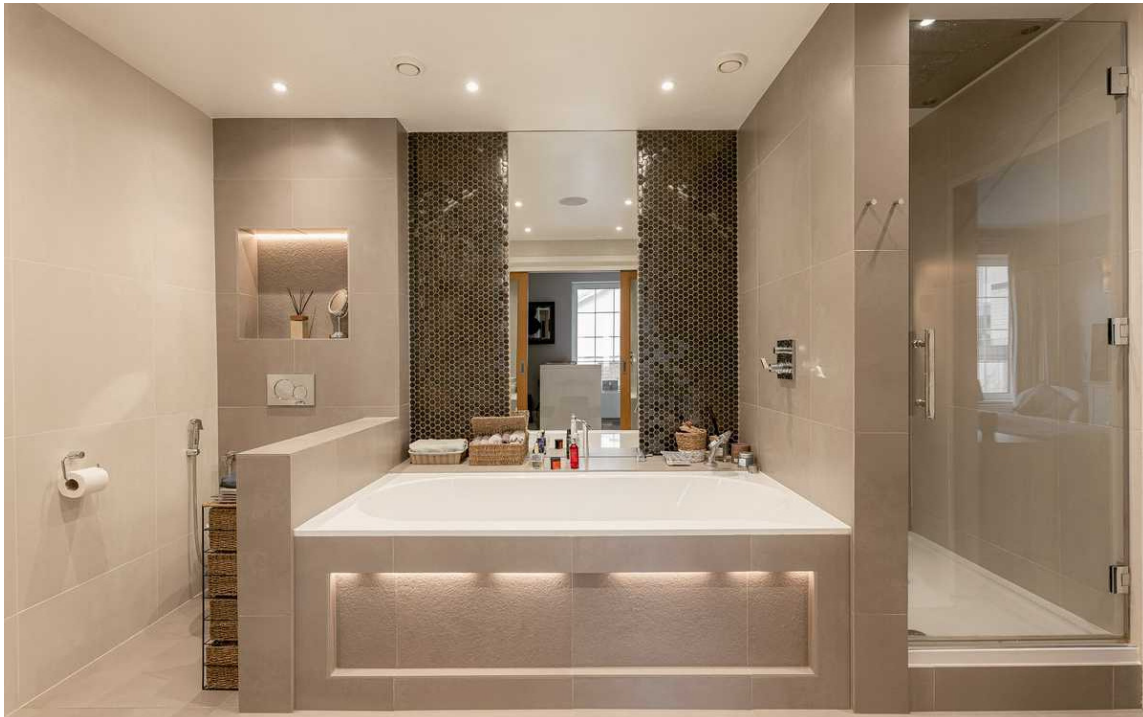
Four-bedroom flat in a modern development with a south-facing roof terrace and beautiful views





The Bedrooms

Entering the flat on the third floor, the entrance hall opens onto four double bedrooms. The principal bedroom includes a generous ensuite with bathtub and shower, as well as a dressing room. This floor includes three more bedrooms and two more bathrooms, one of them ensuite, as well as underfloor heating in the tiled areas and a Sonos sound system in two of the bedrooms.





Indoor Spaces

Upstairs on the fourth floor, a generous reception room occupies almost the entire space. This includes an open-plan kitchen with a central island, fitted with a hot water tap, a reception room with seating and study areas, and a dining room with an impressive pyramid skylight.

In addition, there is air conditioning, a Sonos sound system and considerable storage space throughout the top floor, as well as a CCTV camera for security.



Outdoor Spaces & The Neighbourhood



The property includes a south-facing roof terrace on the top floor with beautiful views. In addition, the building offers a porter, a lift, and under-ground parking.

Carlyle Court is part of the popular Chelsea Harbour development on the north bank of the River Thames. Imperial Wharf underground station is close, while the restaurants and shops of the King's Road and the Fulham Road are both within easy reach. In addition, the Thames Path is nearby, providing a pleasant river route for walking or running.

Carlyle Court, SW10

**RUSSELL
SIMPSON**

Approximate gross internal area

2491 sq ft / 231.41 sq m

Approximate outdoor area

100 sq ft / 9.37 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Key :
CH - Ceiling Height
X - Under 1.5m



FOURTH FLOOR



FIFTH FLOOR

**ALEX
WINSHIP**
Photography

* Floorplan for guidance only, not to scale or situations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

**Certified
Property
Measurer**

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021