



RUSSELL SIMPSON

Lateral second floor apartment with
lift near Chelsea Embankment

PIER HOUSE
CHELSEA SW3

Pier House

£950,000

BEDROOMS 2	INTERNAL 825_{SQ FT} 76_{SQM}	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 970_{YEARS}	GROUND RENT —	SERVICE CHARGE £6,614_{P/Y}



The Property

A spacious two-bedroom flat in Pier House

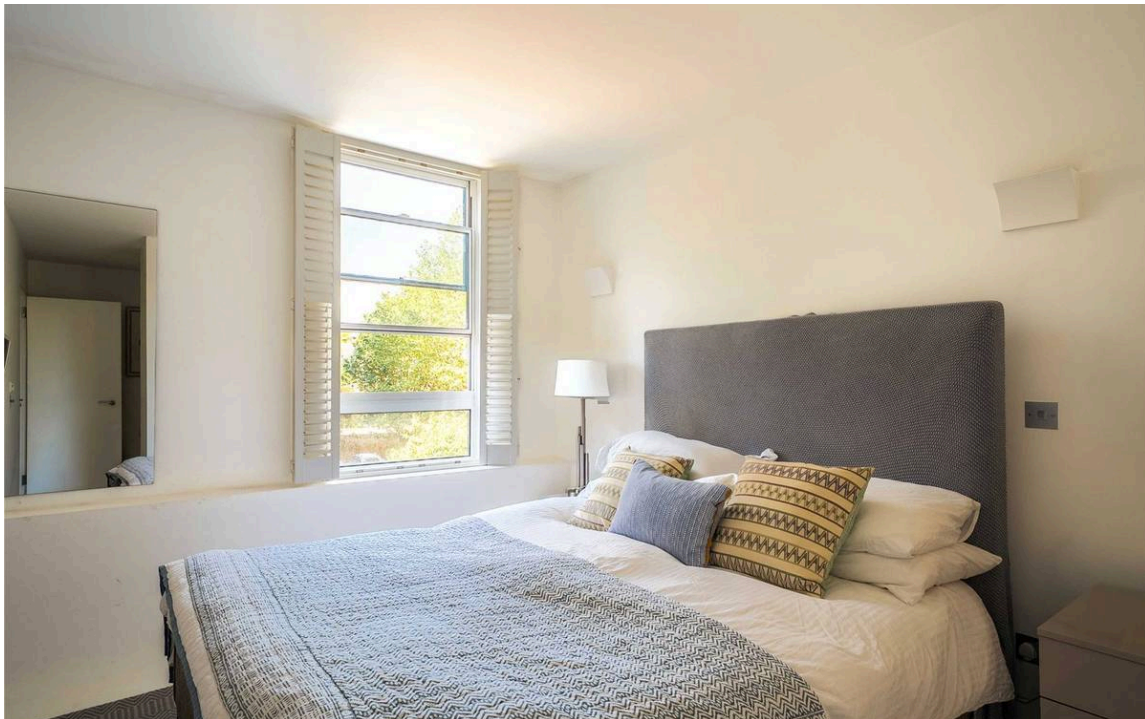
Entering the flat, the reception room is exceptionally spacious with high ceilings and large windows filling the space with light. The reception space gives plenty of space for soft seating and entertaining. The open-plan room benefits from a well-designed kitchen with contemporary units and modern appliances, maximising on available space.





The Bedrooms

The flat features two spacious bedrooms. The principal bedroom is generously proportioned with ample storage and benefits from an ensuite bathroom. A separate family bathroom completes this lateral property.





The Neighbourhood

Pier House is situated on Cheyne Walk, one of Chelsea's most prestigious riverside addresses. The building offers lift access and is moments away from the Thames Path with its riverside walks and views. The King's Road with its upmarket boutiques and many restaurants is within easy reach, while Sloane Square Underground station provides excellent transport links. The open spaces of Battersea Park are accessible via Chelsea Bridge, and the artistic treasures of the Tate Britain are a short walk along the embankment.

Pier House,
Cheyne Walk, SW3

Approx Gross Internal Area

825 sq ft / 77 sq m

Including Outside Store

Approx Gross Internal Area

822 sq ft / 76 sq m

Excluding Outside Store

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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.



SECOND FLOOR

**RUSSELL
SIMPSON**

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