



Harbour Avenue, Chelsea Island, SW10

Asking Price: £800,000

 Benham
& Reeves

Lighterman Tower, Harbour Avenue, Chelsea Island, SW10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

As you enter the property you immediately get an amazing sense of space with the very wide and open-plan living room/kitchen that has floor to ceiling sliding glass doors that open onto a private west facing balcony. The bedroom is a great size with plenty of built-in storage, the bedroom is also carpeted whilst the living room has beautiful wooden floor. 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 and some impressive worktops and splashbacks.

Residents of Lighterman Towers further benefit from a 24-hour concierge service, state of the art air-conditioned gym, and private communal gardens. The communal areas are a very high quality and you are located just off the River Thames in Chelsea which is only a short distance from the Kings Road and Sloane Square.

Lighterman Towers is located within proximity (2 minutes' walking time, 0.1 miles) to Imperial Wharf station, offering London Overground services towards Shepherds Bush and Clapham Junction. Southern Railway services can also be accessed from this station.



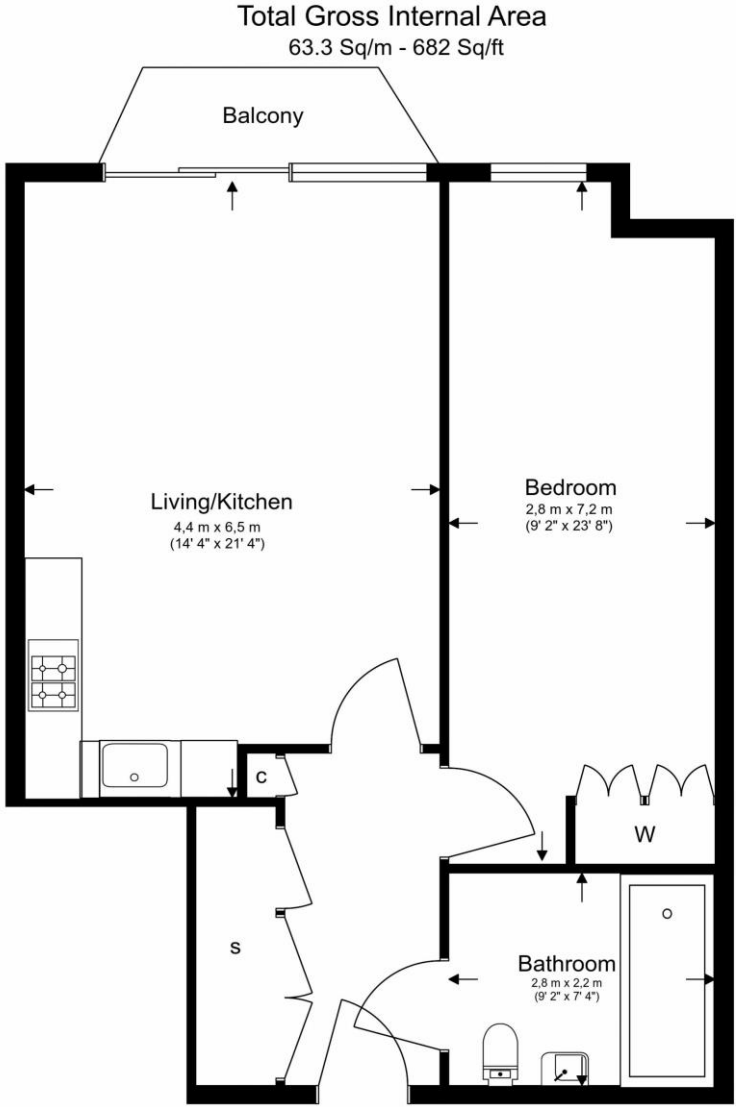


Property Features:

- One Bedroom
- One Bathroom
- Balcony
- 682 Square Feet (Approx.)
- Communal Gardens
- Residents' Gym
- 24 Hour Concierge
- Close to Amenities and Transport Links
- Imperial Wharf, London Overground Line. (Zone 2)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Terms & Conditions:

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

Asking Price:	£800,000
Tenure:	Leasehold Expires 27/12/3016 Approximately 992 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 10 years Next: 2028 Increase: By RPI for the relevant year
Service Charge:	£5,768.72 (per annum) for the year 2024
Anticipated Rent:	£3,000.00 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240250

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