

# Embankment Gardens

CHELSEA SW3





A fabulous top floor apartment with lift and epic river and garden views



### The Property

Arranged over the top/fourth floor of this handsome redbrick, portered building, this beautifully presented apartment offers versatile arrangement with one or two bedrooms and two shower rooms.

The property was extensively refurbished in 2013 having been completely taken back to a shell then completely rebuilt.

Subsequently having been very well-maintained as a pied-à-terre, it has been little used and sympathetically improved with new carpeting over washed oak floors with underfloor heating. There are Boffi and Alape basins and Dornbracht rain showers, marble surfaces, distressed full-height mirrors and a Chesney fireplace.

Beyond these features and the quality of the finish, it is the views that set this property apart. Over the river to the southwest and over gardens and the river to the south and east – the views are ever-changing and far-reaching.







## Location

Embankment Gardens is a popular Chelsea address, situated south of The King's Road and in close proximity to Battersea Park, The Chelsea Physic Garden and the open green spaces of the Royal Hospital. This attractive crescent of red brick mansion blocks is only half a mile from the wide variety of international shops, bars and restaurants that The King's Road has to offer.

Whilst the nearest underground station, Sloane Square (Circle & District Line) is 0.8 miles away, the river taxi from Cadogan Pier into the City is also conveniently nearby.



## Terms

**Tenure:** Approximately 984 years remaining, plus share of freehold

**Guide Price:** £1,500,000

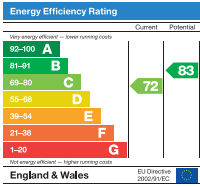
**Ground Rent:** Peppercorn

**Service Charge:** Approximately £4,860 per annum

**Local Authority:**  
The Royal Borough of Kensington & Chelsea

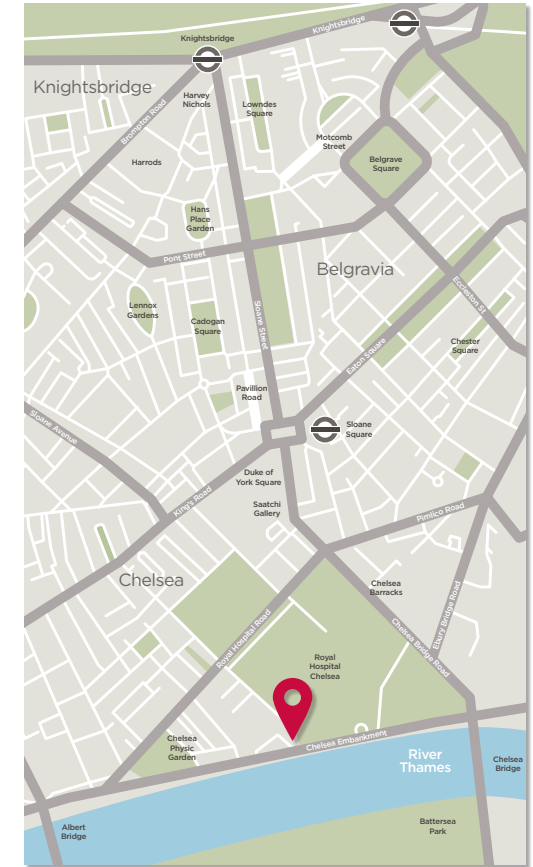
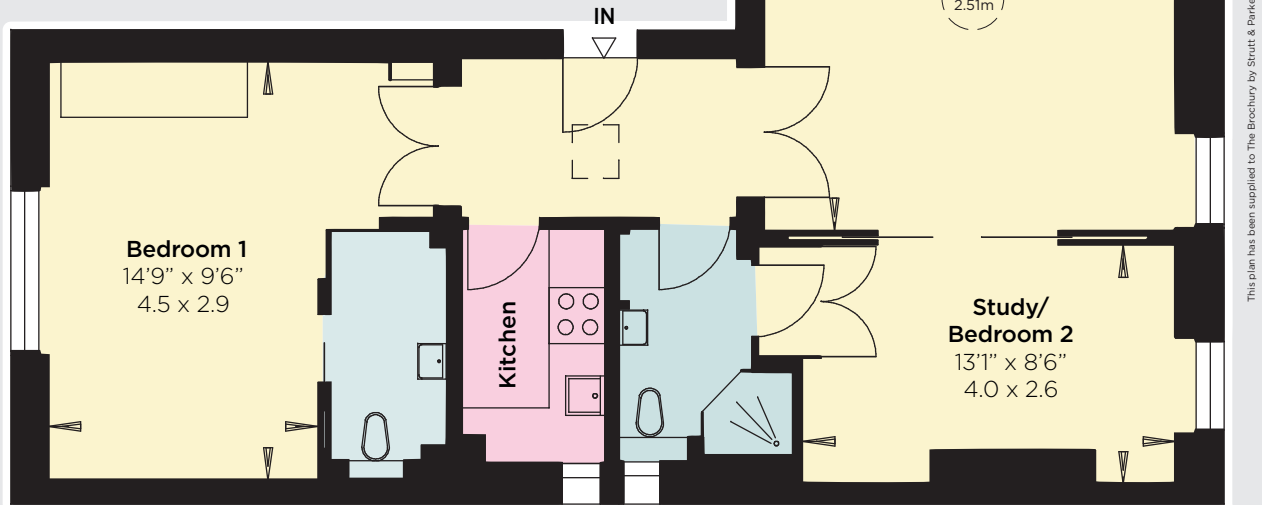
**Council Tax:** Band G

**EPC:** Rating E



Approximate  
Gross Internal Area  
810 sq ft  
75.20 sq m

#### Fourth Floor



#### Sloane Street

66 Sloane Street, London SW1X 9SH

**+44 (0)20 7235 9959**

knightbridge@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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