



# CHELSEA WHARF

RESIDENCES

Situated in an outstanding, discreet, riverside location the twelve apartments within Chelsea Wharf Residences benefit from some of the most exceptional views of the River Thames.

All of the two and three bedroom residences have balconies or terraces to enjoy this rare waterside position in Chelsea.

The striking architecture of the building offers a glimpse to its industrial past with large, south-facing windows providing ample natural light to each apartment. Modern interiors originally designed by Candy&Candy showcase their usual attention to detail and quality of design.



Chelsea Wharf Residences commands a discreet position on the river, just half a mile south of the King's Road. The local area is brimming with chic bars, pubs, restaurants and boutiques providing a lively social scene on your doorstep. The property itself is located on Lots Road, a quiet corner of Chelsea situated just off of the Chelsea Embankment.





The road is characterised by mostly pretty terraced housing, quintessential to London, as well as a few historic, converted industrial buildings along the waterfront. Lots Road is London's destination for antiques, contemporary furniture and art. With the renowned auction house at its heart, a number of other well-known antiques dealers and design houses are situated in the vicinity making it one of London's most stylish communities.

The regeneration of neighbouring Chelsea Waterfront and Chelsea Creek has cemented this pocket of Chelsea as a desirable residential location. The final piece of the puzzle is The Old Power Station, due to complete from the end of 2023, and will provide the area with 600 metres of waterfront gardens, bars and restaurants.





## The Building

Chelsea Wharf is a freehold, seven-storey building converted in 2007 comprising twelve exceptional residences made up of: 1 studio; 8 two bedroom; and 3 three-bedroom apartments.

The two and three-bedroom apartments are spacious and each benefits from dual or triple aspect as well as a balcony or terrace with river views.

The building offers 12 secure underground parking spaces as well as a smart, fob access reception area with day-porter.

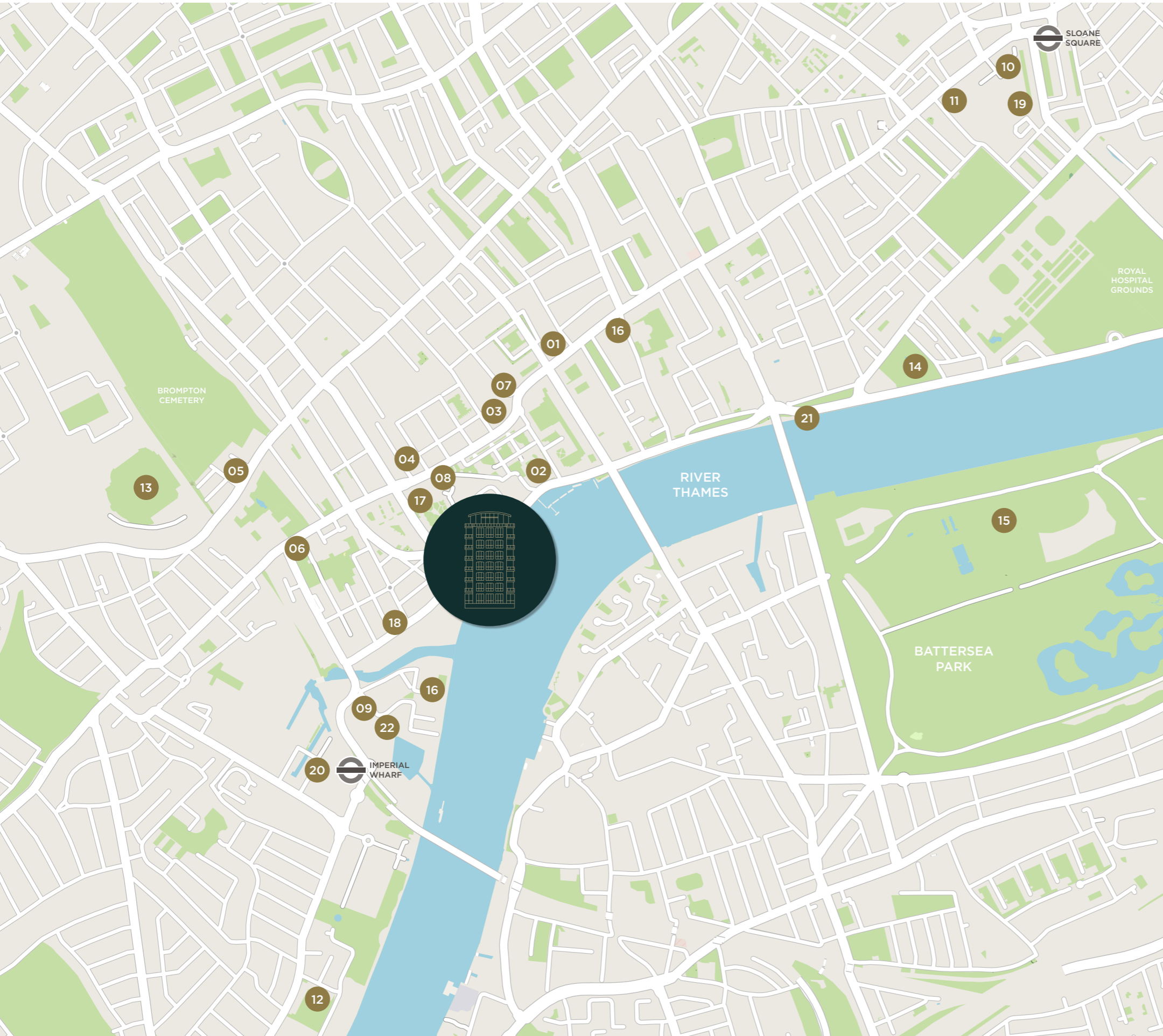
- Tenure:** Freehold
- Price:** £45,000,000
- Local Authority:** The Royal Borough of Kensington & Chelsea
- The residential units are fully let on individual, standard AST terms. Further details can be provided on request.

Apartment	Floor	Bedrooms	EPC Rating	Council Tax	Terrace	Apartment N/A	Apartment N/A
1	G	2	C	H	286 sq ft	180 sq m	1,938 sq ft
2	G	S	C	F	-	34 sq m	366 sq ft
3	1	2	C	H	75 sq ft	151 sq m	1,625 sq ft
4	1	2	C	H	91 sq ft	157 sq m	1,690 sq ft
5	2	2	C	H	75 sq ft	151 sq m	1,625 sq ft
6	2	2	C	H	91 sq ft	157 sq m	1,690 sq ft
7	3	2	C	H	75 sq ft	151 sq m	1,625 sq ft
8	3	2	C	H	91 sq ft	157 sq m	1,690 sq ft
9	4	3	C	H	166 sq ft	311 sq m	3,348 sq ft
10	4	3	C	H	166 sq ft	311 sq m	3,348 sq ft
11	6	3	C	H	424 sq ft	287 sq m	3,089 sq ft
12	7	2	C	H	1,004 sq ft	179 sq m	1,927 sq ft
TOTAL						23,961 sq ft	

Strutt & Parker give no guarantee with regard to the accuracy of areas stated.



Subtle interior details using high quality materials and appliances provide a modern sense of luxury throughout the apartments which have all been presented to a high specification. All bedrooms have a generous run of bespoke, fitted wardrobes. Pale stone and dark timber give the bathrooms a distinct luxurious feel.



RESTAURANTS

- 01 **Bluebird**  
A neighbourhood restaurant on a grand scale
- 02 **The Painted Heron**  
The unsung Chelsea hero
- 03 **Medlar**  
A high-end, modern French restaurant
- 04 **La Famiglia**  
A destination for the rich and famous for forty years
- 05 **Dining Room with The Fox & Pheasant**  
A country pub tucked away in Chelsea

SHOPPING

- 06 **Jak's**
- 07 **Chelsea Health Store**  
A local health & wellness store with a great range of products and knowledgeable team
- 08 **World's End Nurseries**  
Chelsea's oldest garden centre
- 09 **Design Centre Chelsea Harbour**  
The world's premier interior design centre

LEISURE

- 10 **Duke of York Square**
- 11 **Soho Home**
- 12 **The Harbour Club and Spa**  
Generally acknowledged as the finest in London
- 13 **Chelsea Football Club**  
Home of 'The Blues' Stamford Bridge
- 14 **Chelsea Physic Garden**  
London's 'Secret Garden'

- 15 **Battersea Park**  
The most interesting of all the London parks

CULTURE

- 16 **Everyman Cinema Chelsea**  
Luxury cinema serving great food and cocktails
- 17 **The Chelsea Theatre**  
London's theatre for Live Art
- 18 **606 Club**  
One of London's legendary jazz venues

TRANSPORT

- The property is approximately 0.8 miles east of Fulham Broadway Underground Station and 0.4 miles north of Imperial Wharf Overground Station. Imperial Wharf Station provides overground connections north to West Brompton providing access to London's tube network, and south to Clapham Junction with access to National Rail services.
- 20 **Imperial Wharf Station**  
The new overground station at Imperial Wharf provides a regular, direct link to Clapham Junction to the south or the District Line at West Brompton to the north.
- 21 **Cadogan Pier**  
Cadogan Pier is within striking distance and provides a weekday river taxi service to The Embankment and Blackfriars.

- 22 **Black Cabs**  
The Wyndham Grand and Chelsea Harbour provide a constant source of taxis.



# INTERNATIONAL & PRIVATE CLIENT DEPARTMENT

## CONTACT US

reukprivatewealth@realestate.bnpparibas  
+44 (0) 20 7052 9664



**BNP PARIBAS  
REAL ESTATE**



**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. **Photographs taken April 2021 and September 2023. Particulars prepared October 2023.** Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. 24/10/23 S&P-230919-08GG



**BNP PARIBAS  
REAL ESTATE**



BNP PARIBAS GROUP 