

TURNER'S REACH HOUSE

CHELSEA EMBANKMENT SW3



AVAILABLE FOR THE FIRST TIME IN OVER 40 YEARS, THIS IS ONE OF THE MOST SIGNIFICANT APARTMENTS TO COME TO THE MARKET IN RECENT HISTORY.



The spectacular first floor lateral apartment has volume and space in abundance. The ceilings measure almost 13 feet (4 metres) in height and the width of the property over 55 feet (16.85 metres).

Turner's Reach House was built in 1879 by R Norman Shaw and exemplifies the extraordinary grandeur of Victorian architecture. This Grade II listed building is well known in Chelsea for its incredible history of influential residents and its stature amongst some of the finest properties in the area.

In total the apartment measures just under 4,000 square feet (371 square metres). At present the flat benefits from a generous layout with a formal drawing room and library both with stunning South facing views over the river and into Battersea Park. There is a formal dining room, large kitchen and another more informal reception room which was previously used as a bedroom. There is one further bedroom, two bathrooms, a cloakroom and a small study. In addition to this exceptional space there is a separate studio room on the second floor with direct lift access linking the two apartments. At present this apartment is used as staff accommodation but could also be utilised as a guest bedroom or separate office to suit the incoming purchaser.





The building has a grand entrance hall and imposing original staircase with a lift that runs directly into the apartment. A wonderful porter is on hand to see to the day to day running of the building.

As well as the easy access to Battersea Park you also benefit from close proximity to Chelsea's finest 'secret garden', The Physic Garden, located minutes from the apartment and highlighting the quintessentially British feeling of this favourite Old Chelsea location. Located within walking distance of Sloane Square and the King's Road, you are well placed for all the transport links, restaurants and shopping that this area has to offer.

Accommodation

Drawing Room | Dining Room | Library | Kitchen | Cloakroom/Study | Reception Room/Bedroom with En-Suite Bathroom | Bedroom Two with En-Suite Bathroom | Dressing Room | Storage Room | Separate Studio Apartment (Bedroom Three) | Lift | Porter | Resident's Parking





Approximate Gross Internal Area
(Excluding Reduced Headroom)

Lower First Floor - 179 sq ft (16.6 sq m)

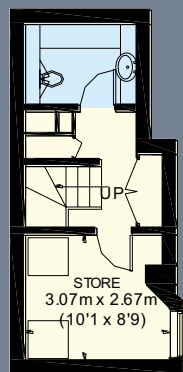
First Floor - 3,287 sq ft (305.4 sq m)
(Excluding Lift & Void)

Second Floor - 470 sq ft (43.7 sq m)

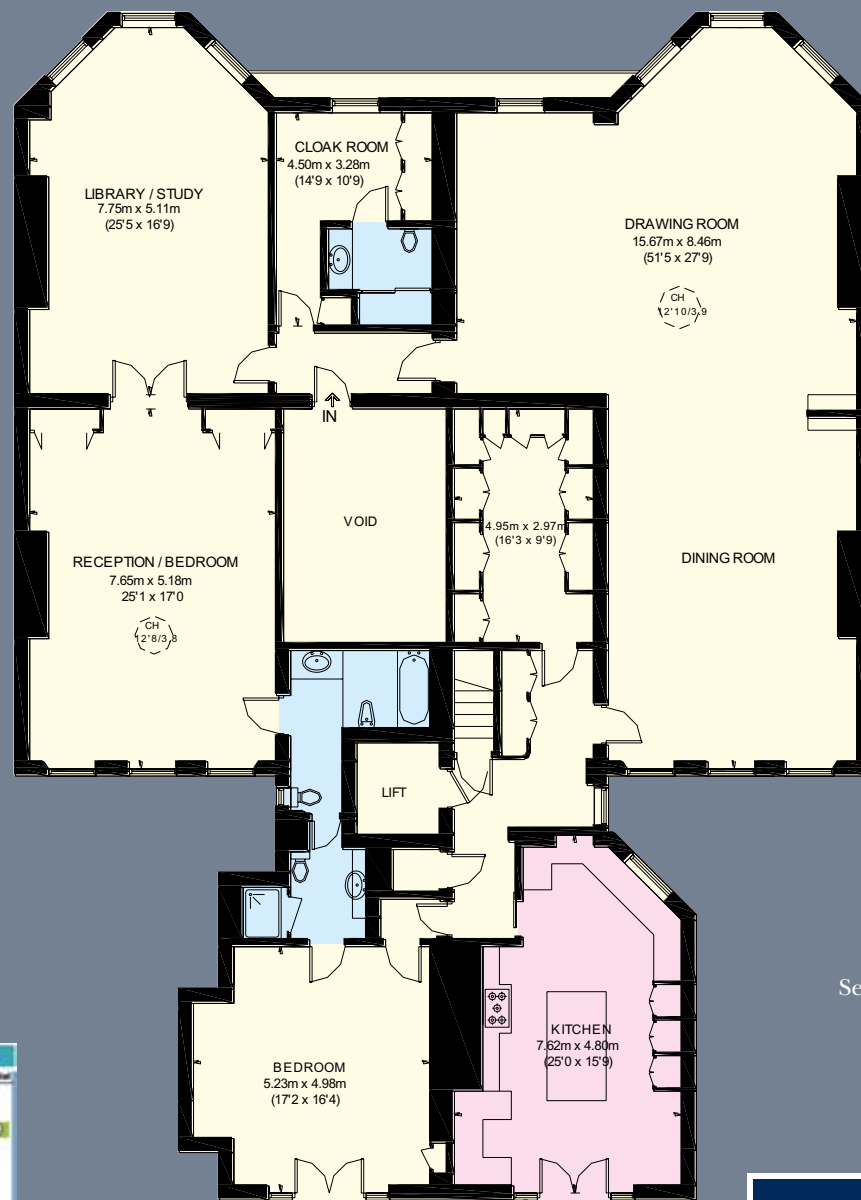
Reduced Headroom

25 sq ft (2.3 sq m)

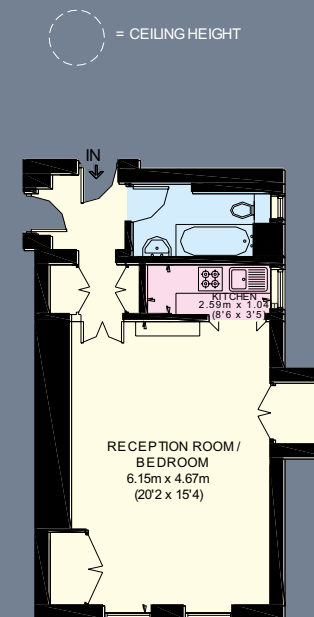
Total - 3,961 sq ft (368.0 sq m)



Lower First Floor



First Floor



Second Floor

TERMS

Tenure: Share of Freehold

Service Charges: Main - £14,365.60 in interim service charges
(year ending 24/03/16) Studio - £2,580.84.

Ground Rent: Peppercorn

Price: £9,250,000 STC

Main



Studio



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. April 2016. 336593

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