



Embankment Gardens
CHELSEA SW3

A super two double bedroom ground and lower ground floor apartment with its own garden and spectacular views of the River Thames



This excellent flat extends to some 1,814 sq ft and provides generous and flexible reception space and accommodation over two floors.

The garden and principal bedroom overlook the beautiful private grounds of The Royal Hospital, giving a very pretty and quiet aspect to the rear. The lower ground floor centres around the inner hall/dining area, through which there is an informal sitting room/study with direct access into the garden.

An incoming purchaser should know, there is planning permission (PP/22/O6123, expiring late 2025) to replace the existing window and door with folding glass doors.

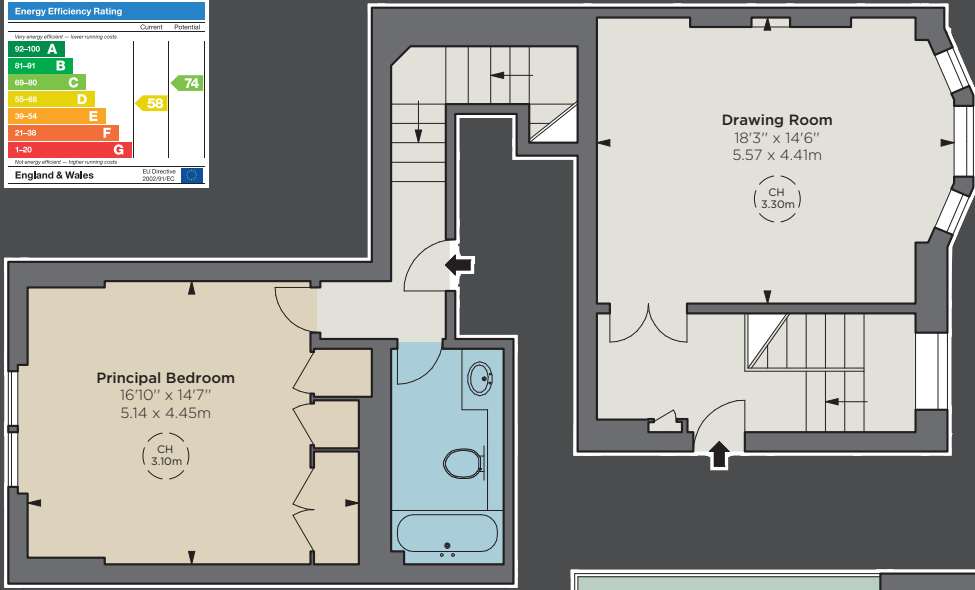
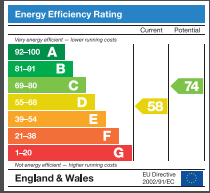


Location

21 Embankment Gardens is a handsome and well-maintained red brick Victorian building, located to the south of the Kings Road, moments away from the Thames Embankment, with stunning views over the river towards Albert Bridge. The open spaces of Battersea Park on the other side of the river are within easy reach.

Accommodation & Amenities

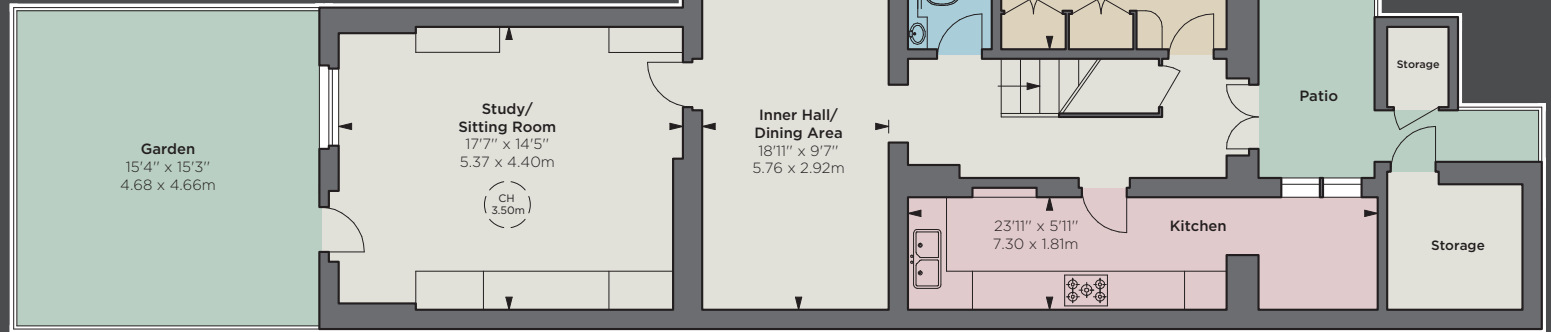
- Entrance hall
- Drawing room with river views
- Further informal sitting room/study
- Inner hall/dining area
- Kitchen/breakfast area
- Principal bedroom with en suite bathroom
- Bedroom 2 with en suite shower room
- Further shower room
- Walk-in store
- 15'4 x 15'3 Garden
- Underpavement storage
- Separate street entrance at the lower ground floor
- Independent gas central heating and hot water



Raised Ground Floor

Approximate Gross Internal Area
1,814 sq ft / 168.52 sq m
excluding storage

Storage Area (Not Demised)
59 sq ft / 5.48 sq m



Lower Ground Floor

CH = Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Tenure
Leasehold,
984 years
remaining plus
share of freehold

Ground Rent
Peppercorn

Service Charge
£8,505 per
annum

Local Authority
Royal Borough
of Kensington
& Chelsea

Council Tax
Band G

EPC
Rating D

Asking Price
£1,895,000

Planning
Prospective
purchasers are
advised that they
must make their own
enquiries of the local
Planning Authority

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