



ONE

CHELSEA EMBANKMENT

RARE LONDON SW3 FREEHOLD SALE

ONE
CHELSEA EMBANKMENT

17,385 SQ FT (GIA)
OF FREEHOLD
ACCOMMODATION ON
CHELSEA EMBANKMENT
AVAILABLE FOR SALE





BUILDING OVERVIEW

One Chelsea Embankment occupies a prominent position on the corner with Embankment Gardens and Chelsea Embankment, offering 17,385 sq ft GIA of stunning period style space.

The property is arranged over lower ground, ground and four upper floors, with private outside space at ground floor level of approximately 2,700 sq ft.

The property was originally built as a single residential dwelling in 1878 and converted into a educational facility in the 1970's, with a major overhaul and refurbishment taking place in 2019.

CHELSEA EMBANKMENT

The construction of the Chelsea Embankment was one of the great engineering triumphs of the Victorian Age



WALK



King's Road Chelsea	10 mins
Sloane Square	15 mins
South Kensington	25 mins
Knightsbridge	27 mins
Victoria	28 mins

RAIL



Victoria	2 mins
Vauxhall	12 mins
Waterloo	15 mins
Charing Cross	15 mins
Paddington	15 mins

TUBE



South Kensington	2 mins
Victoria	4 mins
Vauxhall	9 mins
Knightsbridge	12 mins
Waterloo	15 mins

Rail & Tube from Sloane Square. Source TfL.

THE PROPERTY

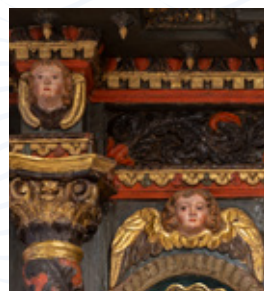
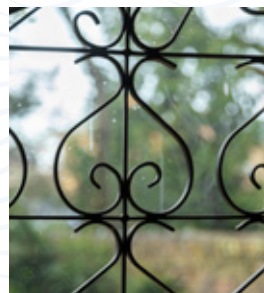
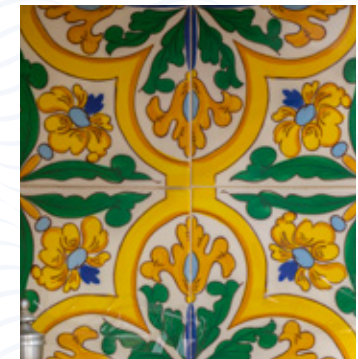
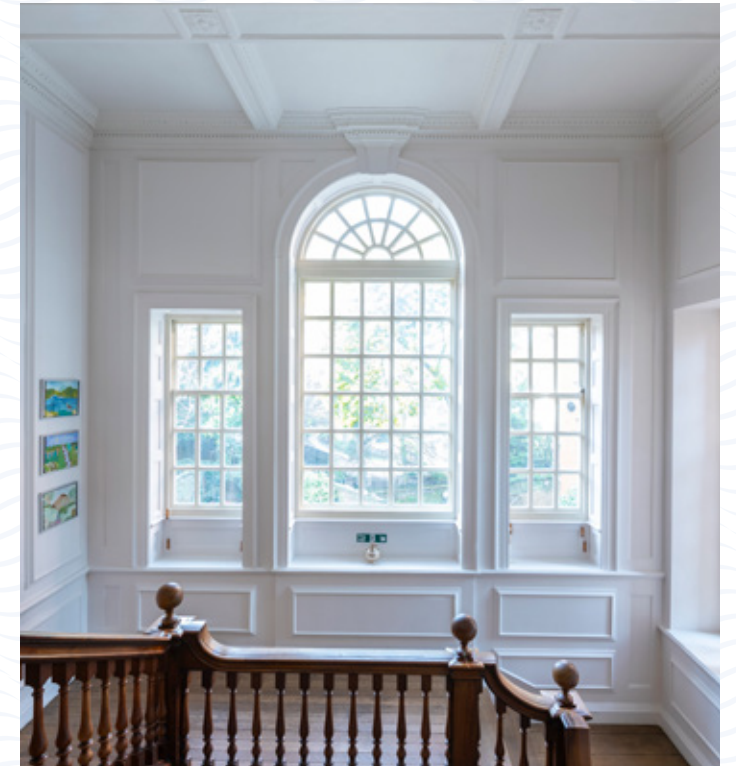
One Chelsea Embankment is a Grade II listed property, originally the site of a single dwelling house from 1878 for Sir Percy Florence Shelley, and redesigned in 1912 for Charles St John Hornby as an Edwardian townhouse. The properties listed status reflects the quality of the original surviving interior.

Since the 1970s the property has principally been used as an educational facility and recently underwent a comprehensive refurbishment to accommodate a modern secondary school, whilst retaining the original character and features of the property.

The entrance is accessed off Embankment Gardens through a stone pillared porch leading to an original double leaf hardwood door with original ironmongery, which leads through to a dramatic double height open staircase to the upper floors.

The floor plates benefit from fantastic fenestration on the north, south and east elevations to all floors, providing superb natural light throughout the building.

At ground floor level, the rear of the property gives access to a private walled garden of approximately 2,700 sq ft which also has street level access and connects to the lower ground floor via an external staircase.

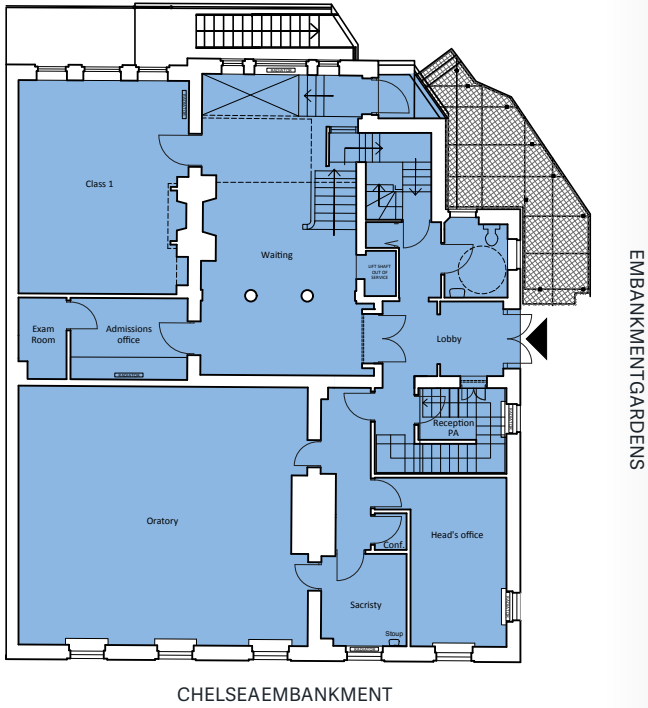


ACCOMMODATION SCHEDULE

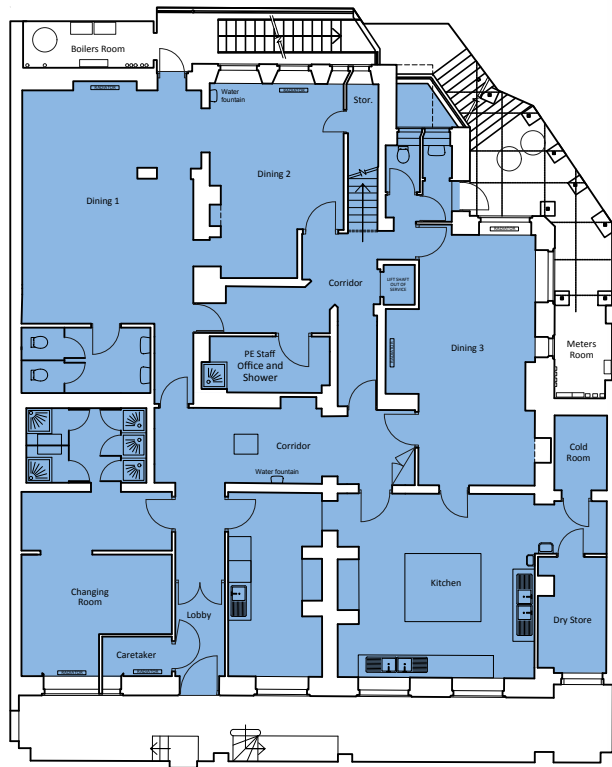
Floor	GIA sq m	GIA sq ft
4th	210.7	2,268
3rd	282.5	3,041
2nd	284.7	3,064
1st	246.9	2,658
Ground	273.8	2,947
Lower Ground	306.1	3,295
Roof	10.4	112
Total	1,615.0	17,385



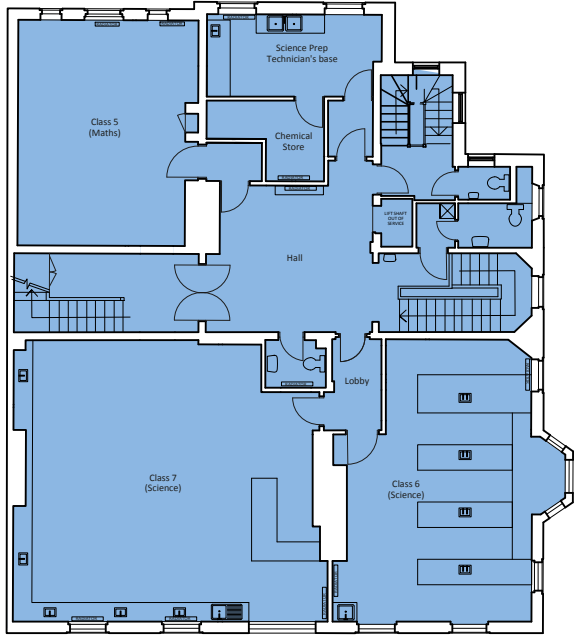
Ground Floor Plan



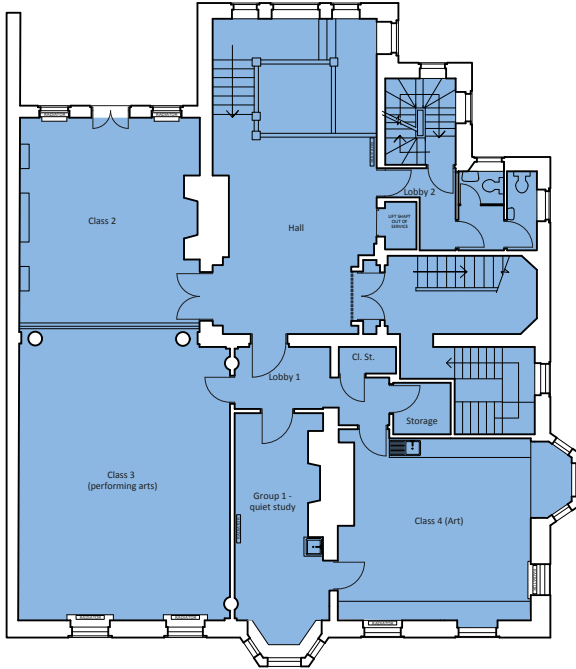
Lower Ground Floor Plan



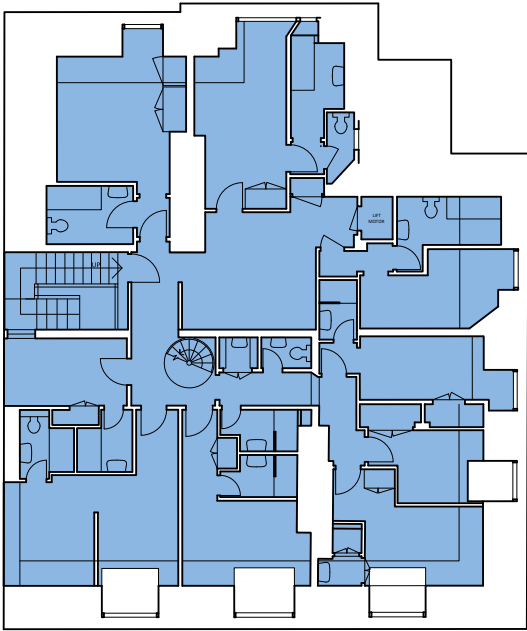
2nd Floor Plan



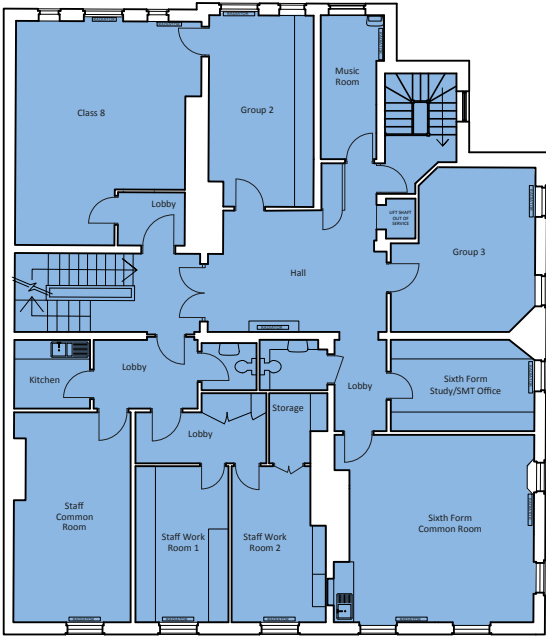
1st Floor Plan



4th Floor Plan



3rd Floor Plan



Not to scale & indicative only.



PROPERTY USE

One Chelsea Embankment is located within the Royal Borough of Kensington and Chelsea (RBKC), is grade II listed and is situated in the Royal Hospital Conservation Area.

The current existing lawful use of the property is D1 ('non-residential institutions') as established by the Certificate of Lawful Use (CL/18/02985) dated 31/07/2018.

The property falls under Use Class F under the new Use Classes Order 2020.

SALE TERMS

We are instructed to seek offers in excess of £18,000,000, on an unconditional basis only and subject to contract.

Freehold and sold with the benefit of full vacant possession.

VAT

The property is not elected for VAT

FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact:

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Design by Tayler Reid.



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