



**PIER HOUSE, 31 CHEYNE WALK, SW3**  
£1,250.00 per week\*

**Carter Jonas**

# FLAT 125, PIER HOUSE, 31 CHEYNE WALK, LONDON, SW3 5HN

- 3 Bedrooms
- 6th floor with lift
- Balcony
- Concierge/ Porter
- Unfurnished or Furnish

## THE PROPERTY

Large reception with balcony, open-plan kitchen, master bedroom with en-suite shower room, 2 further bedrooms, 2nd balcony. Wooden floors throughout. Lift and 24 hour Concierge. Currently unfurnished. Secure parking space available by separate negotiation.

Holding deposit is 1 week's rent

Security deposit is 6 week's rent

COVID-19: We recommend a virtual viewing initially, but should you wish to arrange a physical viewing we will be following the Government Coronavirus guidance and would ask you to ensure social distancing is observed at all times to protect all of us. Viewings will be limited to a maximum of 15 minutes and only a maximum of 2 people from the same household are permitted to view. Please bring a face covering as you may not be able to enter the property without one.

For more information please go to the Gov.uk website under Guidance > Government Advice on Home Moving during the Coronavirus Covid-19 outbreak.

Brand newly refurbished and remodelled in 2019, this 6th floor apartment (with lift) is finished to a high specification in this well run portered (24 hour) building moments away from the King's Road and River Thames. EPC rating: C



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## **ADDITIONAL INFORMATION**

Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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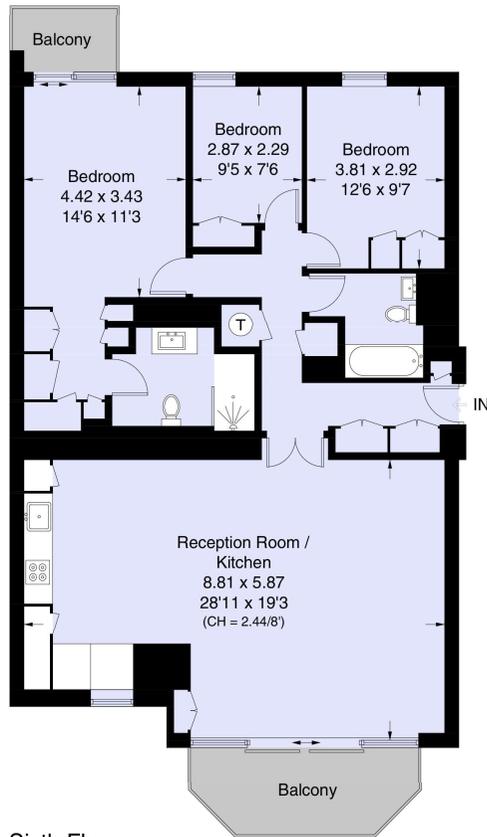
Local Authority - Council Tax Band

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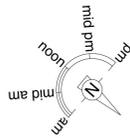
# Pier House, Cheyne Walk, SW3

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft  
 Limited use Area = 0.9 sq m / 10 sq ft



## Sixth Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	74
		EU Directive 2002/91/EC	

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Offices throughout the UK



## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.