



# Counter House, Park Street, Chelsea Creek, SW6

Asking Price: £535,000





# Counter House, Park Street, Chelsea Creek, SW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern and contemporary apartment located on the second floor of Counter House, Chelsea Creek development. Arranged over 641 square feet, this apartment comprises a bright and airy open-plan reception room with floor-to-ceiling windows leading to a private balcony and a fully fitted kitchen with integrated appliances and tiled flooring. There is a separate sleeping area with a three-piece modern bathroom with chrome fixtures and fittings. There is also a further storage area within the apartment. The flat further benefits from landscaped gardens, wooden floor in the reception room and hallway and carpets in the bedroom for added comfort.

Counter House is located in one of Chelsea Creek's developments of modern and luxury living. The development is situated within easy reach of Fulham and Chelsea. Woodford House benefits from a 24-hour concierge, residents' gym, swimming pool and spa.

The nearby famous Kings Road offers a wide range of designer boutiques, top class restaurants, bars and quaint cafes. Within a short walking distance of Imperial Wharf rail station (0.1 miles) which provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).

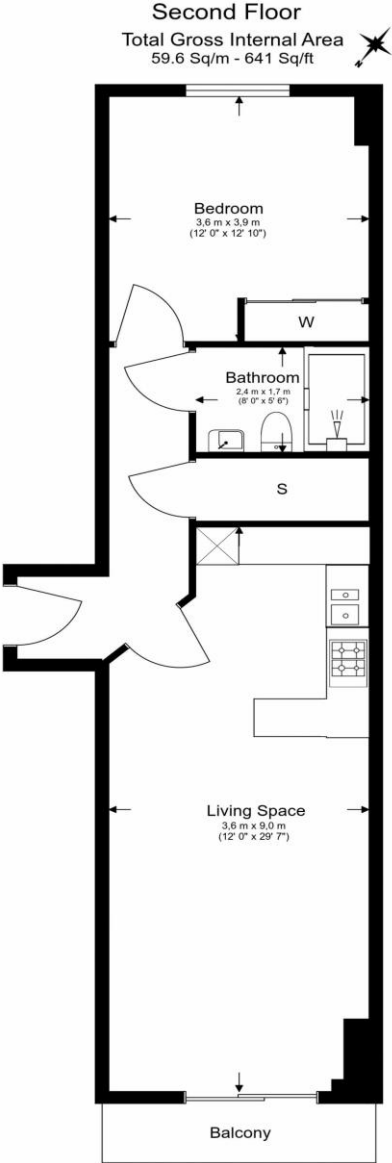




## Property Features:

- One Bedroom
- One Bathroom
- 2nd Floor
- Private Balcony
- 641 Square Feet (Approx.)
- Fitted Kitchen
- 24 Hour Concierge
- Gym/Spa & Swimming Pool
- Imperial Wharf Overground





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£535,000
Tenure:	Leasehold Expires 31/05/3009 Approximately 984 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2024
Service Charge:	£5,148.00 (per annum) for the year 2024
Anticipated Rent:	£2,503.00 pcm Approx. 5.6 % Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN220170

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