



# Hampton House, Michael Road, Fulham, SW6

Asking Price: £770,000

 Benham  
& Reeves

# Hampton House, Michael Road, Fulham, SW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A brilliantly finished one bedroom flat providing a spacious 591 square feet of internal living space. The living room includes floor to ceiling windows creating a bright environment and also has wood flooring. The open-plan kitchen includes integrated Miele appliances and bespoke fitted cupboards. The bedroom is well proportioned and benefits from built-in wardrobes and a Juliette balcony. Additionally, you have a handy utility room and a fully tiled three piece bathroom.

Situated just 60m from the King's Road and close to the River Thames, King's Road Park will see the restoration of three Grade II listed buildings set within 6 acres of green space including park, square and gardens. In addition, 100,000 sq. ft. of commercial space will provide a choice of restaurants, bars and offices. Extensive residents' facilities include a 25m swimming pool, vitality pool, sauna and steam room, virtual games room offering karaoke, clay pigeon shooting and a golf simulator, retro games room, gymnasium with two fitness studios, treatment room, 24-hour concierge, private dining room, residents' lounge with atrium, two cinema rooms and private meeting rooms.

The famous nearby King's Road offers a wide range of designer boutiques, top class restaurants, bars and quaint cafés. Imperial Wharf Overground station (Zone 2) is 0.5 miles away and Fulham Broadway Underground station (District line. Zone 2) is 0.4 miles away, providing quick links to Clapham Junction and Shepherd's Bush (for Westfield shopping centre).







## Property Features:

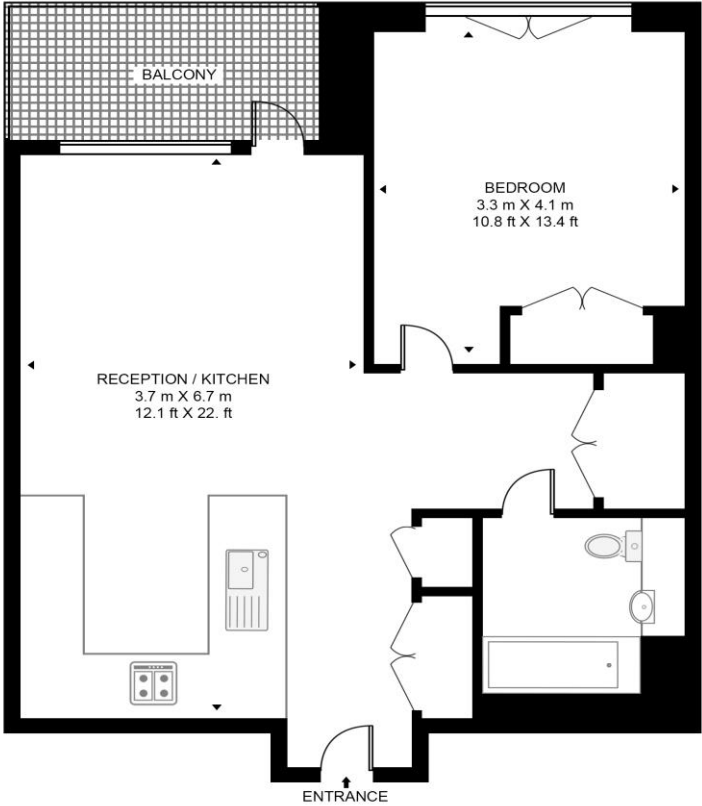
- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 900 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- 25m Swimming Pool, Steam Room, Sauna, Residents' Gym, Games Room, Virtual Golf Room, Residents' Lounge with Atrium and Two Cinemas
- Fulham Broadway Underground Station (District Line Zone 2)




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**HAMPTON HOUSE, KINGS ROAD PARK**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ.FT (54.9 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

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

Asking Price:	£770,000
Tenure:	Leasehold Expires 31/12/3020 Approximately 996 Years Remaining
Ground Rent:	£650.00 (per annum) for the year 2024
Service Charge:	£3,000.00 (per annum) for the year 2024
Anticipated Rent:	£3,000.00 pcm Approx. 4.7 % Yield

## Viewings:

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

Our reference: KEW240065

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Singapore | South Africa | Turkey

