



Doulton House, Park Street, Fulham, SW6

Asking Price: £575,000

Benham
& Reeves

Doulton House, Park Street, Fulham, SW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A well presented one bedroom apartment located on the fourth floor of Doulton House at the Chelsea Creek development close to the amenities of Fulham and Chelsea. The flat spans an approximate 571 square feet and comprises an open-plan reception room with space for dining, floor-to-ceiling windows leading to a private balcony and a fully fitted modern kitchen with a breakfast bar, sleek cabinets and appliances. There is a great sized double bedroom with built-in wardrobe, large windows and a luxury bathroom with tiled walls, plenty of storage space and chrome fixtures and fittings. Other benefits include wood flooring in the reception room, carpet in the bedroom and comfort cooling.

Doulton 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. Compass House benefits from a 24-hour concierge, residents' gym, swimming pool and secure underground parking space.

The property is located moments away from Imperial Wharf Overground station (Zone 2), which offers excellent services around London.



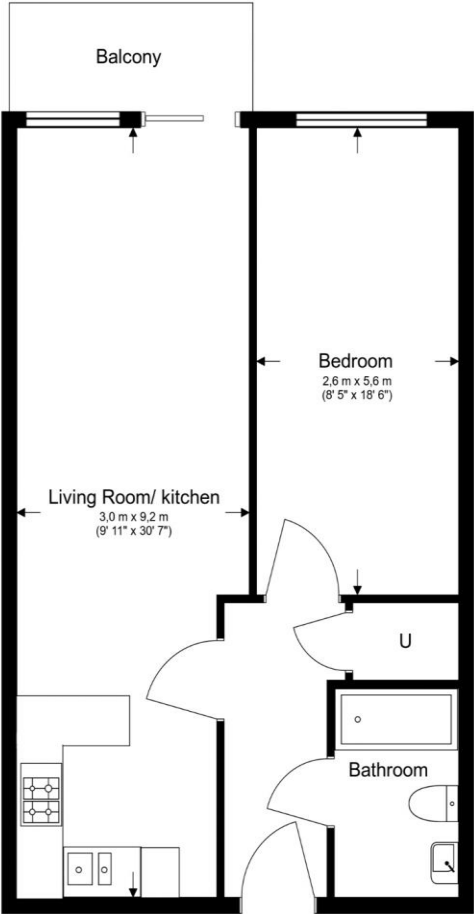


Property Features:

- One Bedroom
- One Bathroom
- Fourth Floor
- 515 Square Feet (Approx.)
- Secure Underground Parking Space
- Moments Away from Fulham and Chelsea
- 24-Hour Concierge
- Residents' Gym/Spa/Swimming Pool
- Imperial Wharf Station



Total Gross Internal Area
53.0 Sq/m - 571 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Terms & Conditions:

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

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Tenure: Leasehold
Expires 31/05/3009
Approximately 984 Years Remaining

Ground Rent: £350.00 (per annum)
Review Period: 20 years
Next: 2030
Increase: Double

Service Charge: £5,152.00 (per annum) for the year 2024

Anticipated Rent: £2,550.00 pcm
Approx. 5.3 % Yield

Viewings:

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

Our reference: NIN240114

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