



Woodford House, Thurstan Street, Imperial Wharf, SW6

Asking Price: £710,000

 Benham
& Reeves

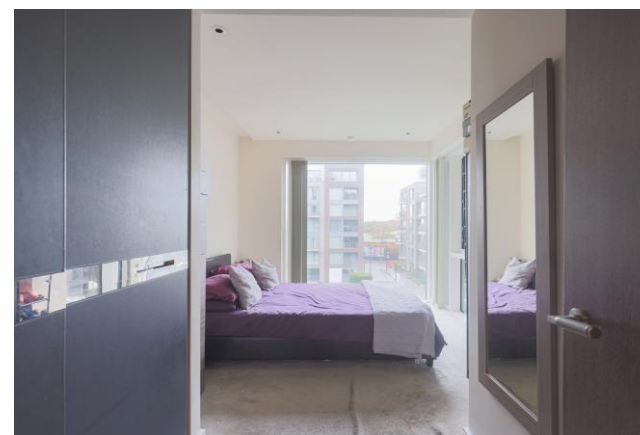
Woodford House, Thurstan Street, Imperial Wharf, SW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stunning third floor apartment spans an approximate 656 square feet and is presented to the highest standard and provides exceptional accommodation. The large open-plan reception room offers ample entertaining space as well as a fully equipped high specification kitchen with integrated appliances and breakfast bar. The living area leads to a large, private, south-west facing balcony overlooking the beautiful landscaped garden. This is complemented by 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.

Woodford 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).

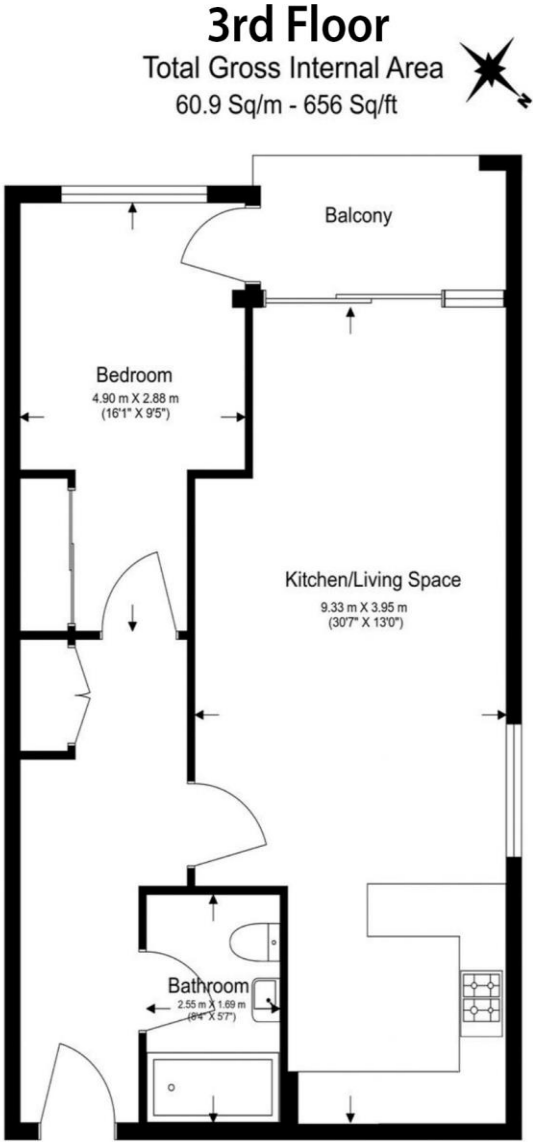




Property Features:

- One Bedroom
- One Bathroom
- South-West Facing Balcony
- Third Floor
- 656 Square Feet (Approx.)
- 24-Hour Concierge
- Residents' Gym/Spa/Swimming Pool
- Imperial Wharf Station





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	88
(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 01/06/3009
Approximately 985 Years Remaining

Ground Rent: £350 (per annum)
Review period: 20 years
Next increase: 2030
Increase: Double

Service Charge: £7,356 (per annum)
to June 2024

Anticipated Rent: £1,975 pcm
Approx. 3.3 % Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: KEN220111

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W: www.benhams.com

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