



Doulton House, Park Street, Fulham, SW6

Asking Price: £820,000

 Benham
& Reeves

Doulton House, Park Street, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the fifth floor of Doulton House, Chelsea Creek is this stunning apartment comprising an open plan lounge that has access to a south westerly facing balcony and kitchen area which benefits from a well-appointed kitchen with integrated appliances and breakfast bar. There are two double bedrooms with the principal bedroom benefitting from fitted wardrobes and an en suite shower room. An additional bathroom and storage cupboard are both located off of the hallway. Further benefits include wood flooring to the main living areas and comfort cooling.

The residents of Chelsea Creek benefit from a 24-hour concierge, residents' gym, swimming pool and secure underground parking. The development is in close proximity to the famous Kings Road and its wide range of designer boutiques, top class restaurants, bars and quaint cafes.

Transport links include Imperial Wharf Overground Station (0.1 miles) which provides quick links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).





Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 886 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge
- Gym and Spa Facilities
- Imperial Wharf Station (Zone 2)

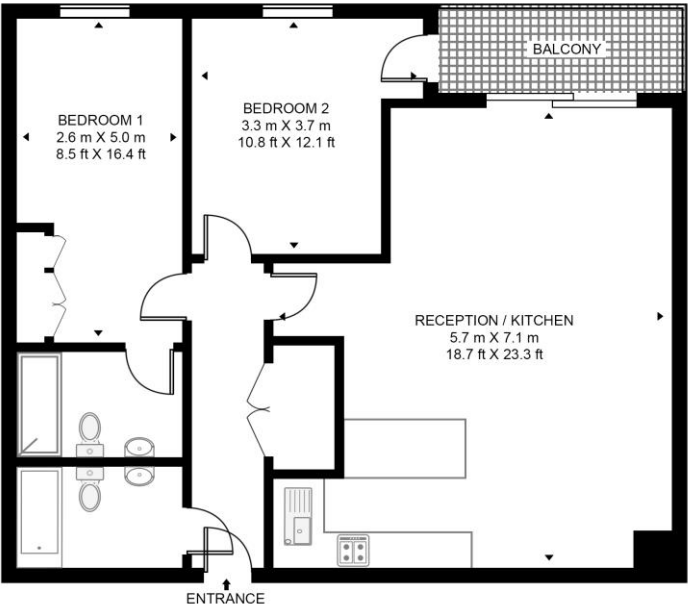


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DOULTON HOUSE, PARK STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 842 SQ.FT (78.2 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(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	

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: £820,000

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

Ground Rent: £450.00 (per annum)
Review period: 20 years
Next: 2030
Increase: Double

Service Charge: £6,275.64 (per annum) for the year 2024

Anticipated Rent: £3,500.00 pcm
Approx. 5.1 % Yield

Viewings:

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

Our reference: KEW240047

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