



Compass House, Park Street, Chelsea Creek, SW6

Asking Price: £590,000

 Benham
& Reeves

Compass House, Park Street, Chelsea Creek, SW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A well presented one bedroom apartment located on the fourth floor of Compass House at the Chelsea Creek development close to the amenities of Fulham and Chelsea. The flat spans an approximate 515 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 and 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.

Compass 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, which is available by separate negotiation.

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

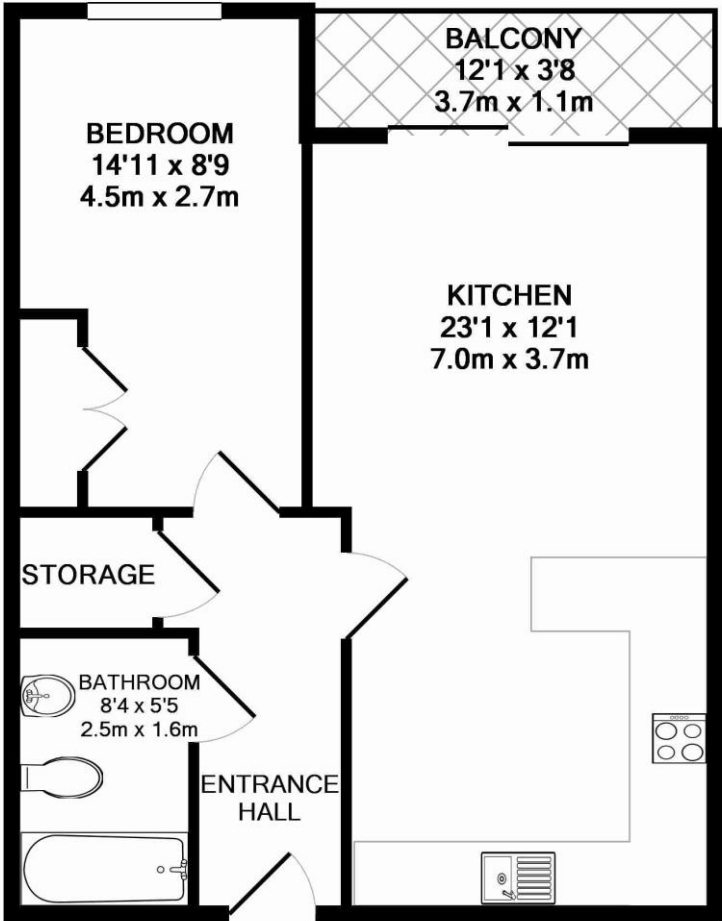




Property Features:

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





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

COMPASS HOUSE, IMPERIAL WHARF
TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2013

Terms & Conditions:

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

Asking Price:	£590,000
Tenure:	Leasehold Expires 01/06/3009 Approximately 985 Years Remaining
Ground Rent:	£326 (per annum) Review period: 20 years Next: 2030 Increase: Double
Service Charge:	£4500 (per annum) for the year 2023
Anticipated Rent:	£2,550 pcm Approx. 5.2 % Yield

Viewings:

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

Our reference: NIN220183

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

