



Clark House, Coleridge Gardens, Fulham, SW10

Asking Price: £800,000

 Benham
& Reeves

Clark House, Coleridge Gardens, Fulham, SW10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set within a gated development, this well-presented, spacious, second-floor one bedroom apartment spans an impressive 673 square feet (approx.). The large reception room offers ample entertaining space, and there is a separate, fully equipped kitchen with integrated appliances. This is complemented by a well-proportioned double bedroom with built-in wardrobes, large windows and an ensuite three-piece bathroom with tiled walls. Other benefits include wood-effect flooring in the reception room, carpet in the bedroom, and comfort cooling. Additionally, there is a separate WC and storage cupboards along the hallway. There is also a parking space in the secure underground car park.

The property is situated within the highly popular development of Kings Chelsea, set within approximately 7.5 acres of beautiful, walled parkland. Residents benefit from 24-hour concierge and security, a gym, swimming pool, sauna, steam room, and use of a tennis court.

The development is situated between Kings Road and Fulham Road. The development is well located for the boutique shops, cafes and restaurants found along King's Road, Lots Road and in the near future, the exciting new Chelsea Waterfront development. Excellent transport links are available nearby, including multiple bus routes, as well as Imperial Wharf rail station and Fulham Broadway (District Line).



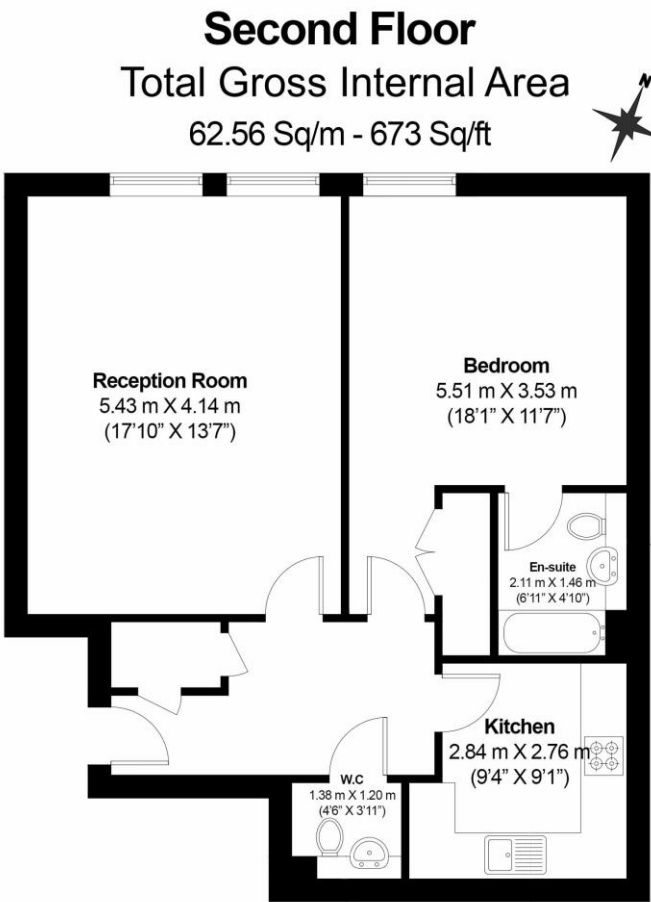
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Property Features:


- One Bedroom
- One Bathroom
- Second Floor
- 673 Square Feet (Approx.)
- Secure Underground Parking Space
- Gated Development, 24-Hour Concierge, Swimming Pool
- Residents' Tennis Court
- 7.5 Acres of Walled Parkland
- Fulham Broadway (District Line Zone 2)





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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(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 	

Terms & Conditions:

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

Asking Price:	£800,000
Tenure:	Leasehold Expires 31/12/2999 Approximately 974 Years Remaining
Ground Rent:	Nil
Service Charge:	£9,444.40 (per annum) for the year 2025
Anticipated Rent:	£2,700.00 pcm Approx. 4.0% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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