



# Kings Tower, Bridgewater Avenue, Fulham, SW6

Asking Price: £830,000

 Benham  
& Reeves

# Kings Tower, Bridgewater Avenue, Fulham, SW6

 1 Bedroom

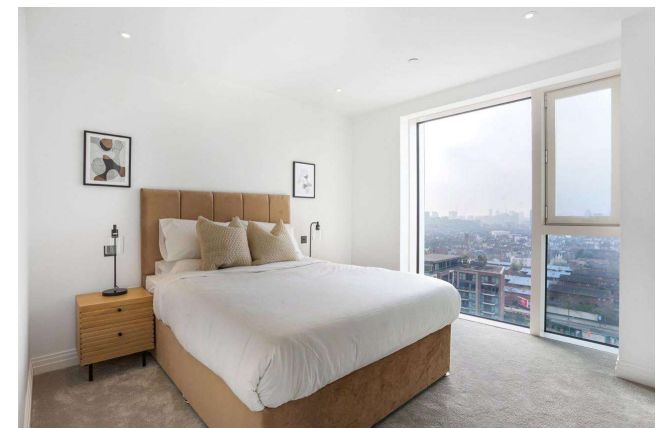
 1 Bathroom

 Leasehold

Located within the brand-new Chelsea Creek development in St. George is this stylish apartment, featuring a reception room with a dining area and floor-to-ceiling windows that lead out to a private balcony. There is an open-plan kitchen with built-in, customised appliances. The bedrooms benefit from having built-in wardrobes and carpet for added comfort. There is a three-piece luxury family bathroom suite. The apartment also benefits from comfort cooling, warm air heating, and wooden flooring throughout.

Chelsea Creek is a luxurious complex with onsite amenities, including a 24-hour concierge, swimming pool, spa facilities, and a residents' gymnasium. It is set within walking distance of the fabulous King's Road, which offers a variety of cuisines, cafes, bars, and boutiques.

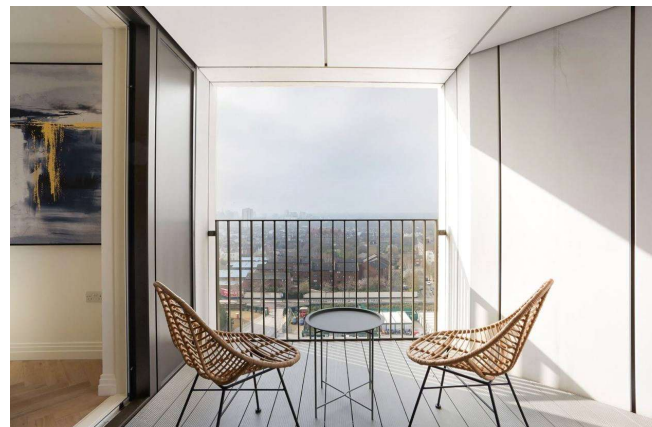
Imperial Wharf station (Overground, Zone 2) is just 0.1 miles away and provides good links south, to Clapham Junction and north, to Shepherd's Bush (Central Line) and West Brompton (District Line).





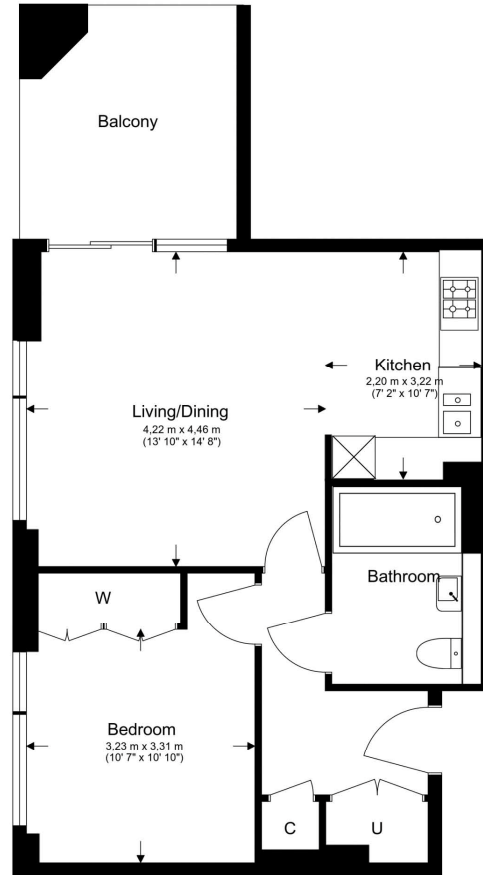
## Property Features:

- One Bedroom
- Twelfth Floor
- Luxury Finishes
- Fully Furnished
- 567 Square Feet (Approx.)
- Comfort Cooling
- Covered Private Balcony
- 24-Hour Concierge
- Swimming Pool
- Spa Facilities
- Imperial Wharf Station (London Overground Line. Zone 2)



Total Gross Internal Area

52.72 Sq/m - 567 Sq/ft



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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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£830,000
Tenure:	Leasehold Expires 31/05/3009 Approximately 982 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2026
Service Charge:	£3,500.00 (per annum) for the year 2026
Anticipated Rent:	£3,150.00 pcm Approx. 4.6% Yield

## Viewings:

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

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

