



## Doulton House, Park Street, Fulham, SW6

Offers in the region of: £700,000

 Benham  
& Reeves

# Doulton House, Park Street, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the second floor of Doulton House, Chelsea Creek is this stunning apartment comprising an open plan lounge with 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 ensuite bathroom, and an additional shared bathroom located off the hallway. Further benefits include wood flooring in the main living areas, storage throughout, and a secure underground parking space.

The residents of Chelsea Creek benefit from a 24-hour concierge, a residents' gym, and a swimming pool. The development is in close proximity to the famous King's 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 easy access to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre), and Fulham Broadway (District line).





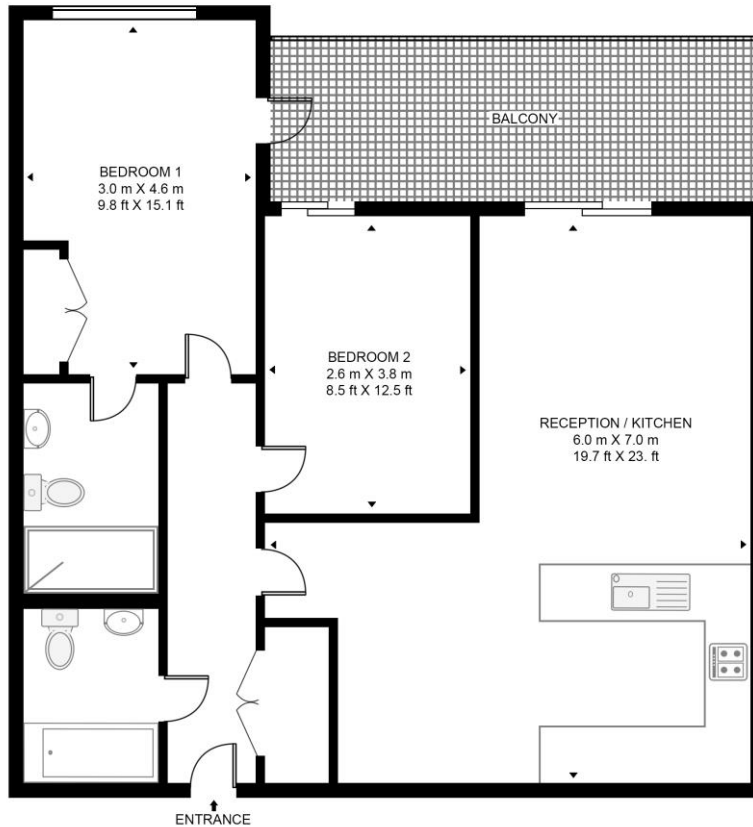
## Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 762 Square Feet (Approx.)
- Private Balcony
- Secure Underground Parking
- 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 762 SQ.FT (70.8 SQ.M)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Offers in the region of:	£700,000
Tenure:	Leasehold Expires 01/06/3009 Approximately 983 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next: 2030 Increase: 100%
Service Charge:	£7,086.00 (per annum) to June 2026
Anticipated Rent:	£3,700.00 pcm Approx. 6.3% Yield

## Viewings:

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

Our reference: NIN240021

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