



# Saxon House, Parkland Walk, Fulham, SW6

Asking Price: £1,050,000



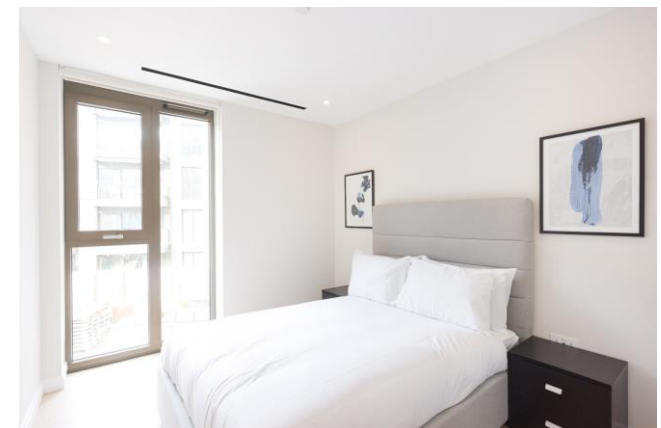
# Saxon House, Parkland Walk, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the second floor, this prestigious apartment features an open-plan kitchen with Miele appliances, floor-to-ceiling windows, and access to a private balcony overlooking the podium gardens. There is a principal bedroom with a built-in wardrobe and an en-suite shower room, one further double bedroom, and a family bathroom. Other benefits include comfort cooling, underfloor heating, and upgraded wooden flooring throughout.

Situated just 60m from the King's Road and close to the River Thames, King's Road Park will see the restoration of three Grade II listed buildings set within 6 acres of green space, including a park, a square, and gardens. In addition, 100,000 sq. ft. of commercial space will provide a choice of restaurants, bars, and offices. Extensive residents' facilities include a 25m swimming pool, vitality pool, sauna and steam room, virtual games room offering karaoke, clay pigeon shooting and a golf simulator, retro games room, gymnasium with two fitness studios, treatment room, 24-hour concierge, private dining room, residents' lounge with atrium, two cinema rooms and private meeting rooms.

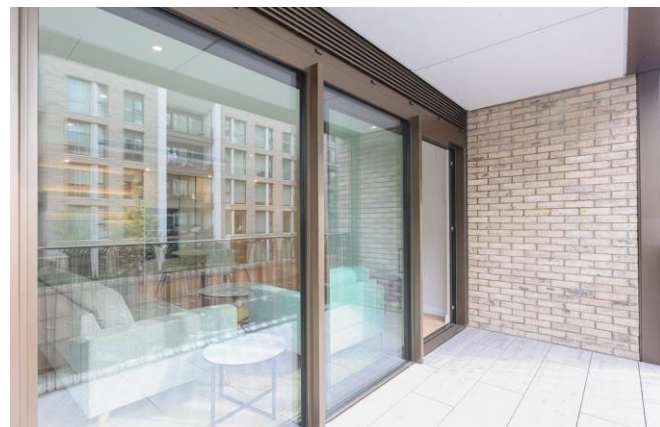
The famous nearby King's Road offers a wide range of designer boutiques, top-class restaurants, bars, and quaint cafés. Imperial Wharf Overground station (Zone 2) is 0.5 miles away, and Fulham Broadway Underground station (District line, Zone 2) is 0.4 miles away, providing quick links to Clapham Junction and Shepherd's Bush (for Westfield shopping centre).

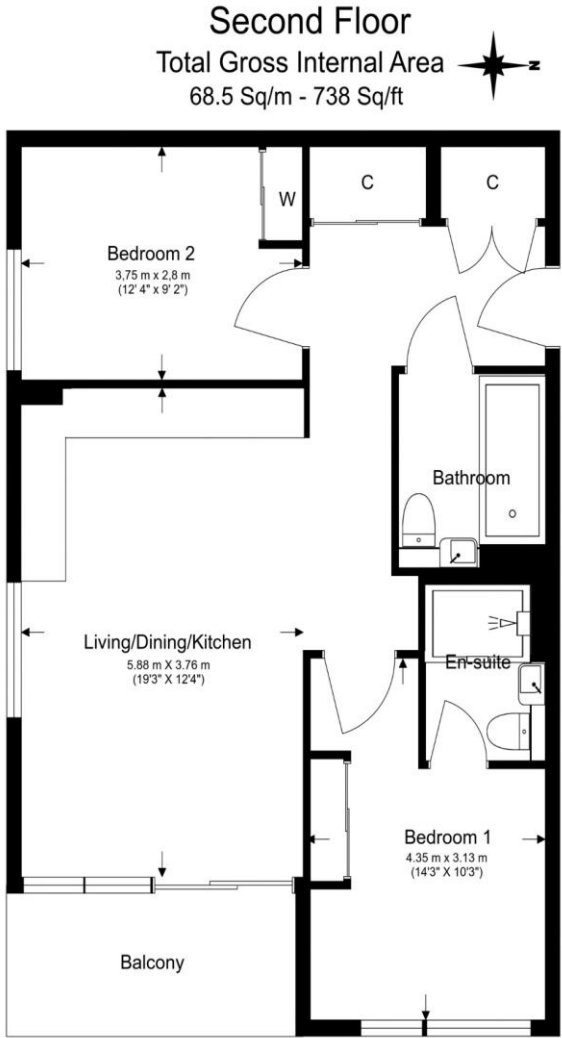




## Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 738 Square Feet (Approx.)
- Balcony
- 24-Hour Concierge
- 25m Swimming Pool, Steam Room, Sauna, Residents' Gym, Games Room, Virtual Golf Room,
- Residents' Lounge with Atrium and Two Cinemas
- Fulham Broadway Underground Station (District Line Zone 2)





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>85</b>	<b>85</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:	£1,050,000
Tenure:	Leasehold Expires 31/12/3020 Approximately 995 Years Remaining
Ground Rent:	£800.00 (per annum) for the year 2025
Service Charge:	£4,541.62 (per annum) for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 4.6 % Yield

## Viewings:

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

Our reference: NIN250030

T: 020 3282 3700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

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