



# Doulton House, Park Street, Imperial Wharf, SW6

Asking Price: £779,000

 Benham  
& Reeves

# Doulton House, Park Street, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the fourth floor of Doulton House, Chelsea Creek is this stunning apartment comprising an open-plan lounge with access to a south-west-facing balcony and a kitchen area, which benefits from a well-appointed kitchen with integrated appliances and a breakfast bar. There are two double bedrooms, with the principal bedroom benefiting 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.

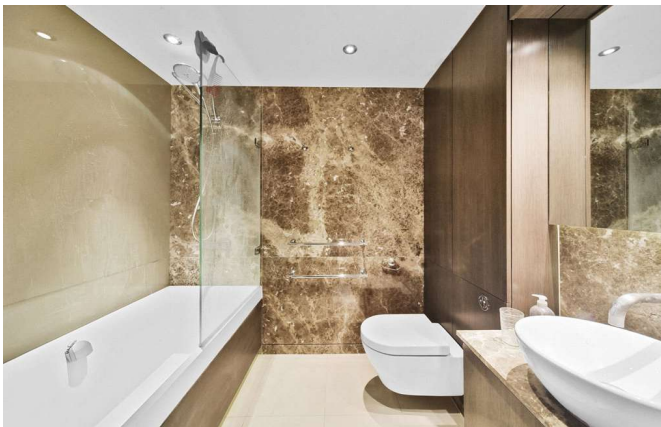
Transport links include Imperial Wharf Overground Station (0.1 miles), which provides easy access to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre), and Fulham Broadway (District line).





## Property Features:

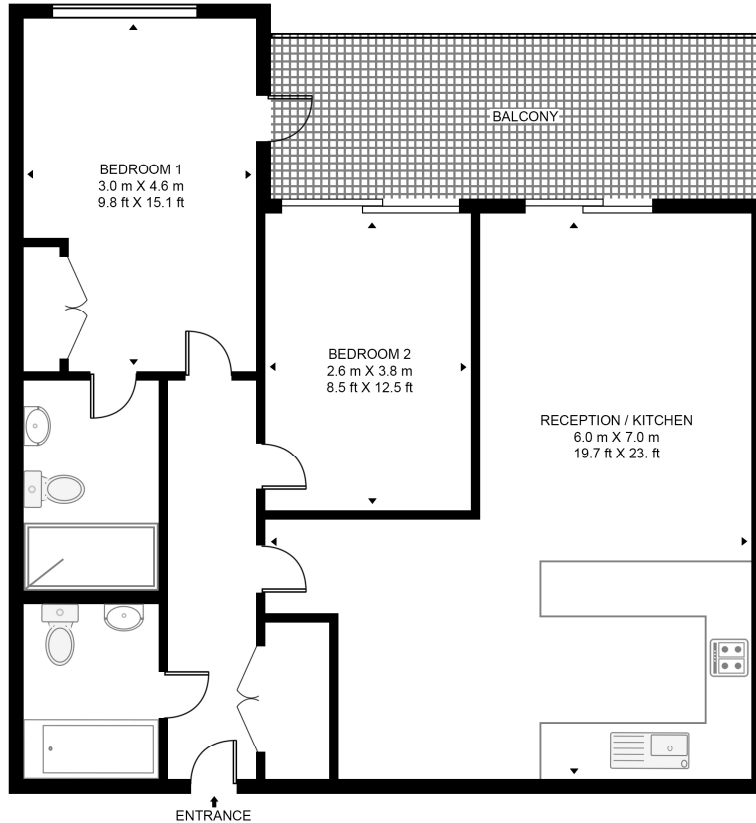
- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 762 Square Feet (Approx.)
- Private Balcony
- Secure Underground Parking
- 24-Hour Concierge
- Gymnasium
- Swimming Pool and Spa Facilities
- Imperial Wharf Station (Zone 2)



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**DOULTON HOUSE, CHELSEA CREEK**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 762 SQ.FT (70.8 SQ.M)



FOURTH 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		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

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

Asking Price:	£779,000
Tenure:	Leasehold Expires 31/05/3009 Approximately 983 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next: 2030 Increase: Double
Service Charge:	£7,086.10 (per annum) to June 2026
Anticipated Rent:	£3,750.00 pcm Approx. 5.8% Yield

## Viewings:

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

Our reference: HMM250088

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