



Compass House, Park Street, Imperial Wharf, SW6

Asking Price: £770,000

Benham
& Reeves

Compass House, Park Street, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the second floor of Compass House, Chelsea Creek is this stunning apartment comprising an open plan lounge with access to a south-westerly 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 secure underground parking.

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).

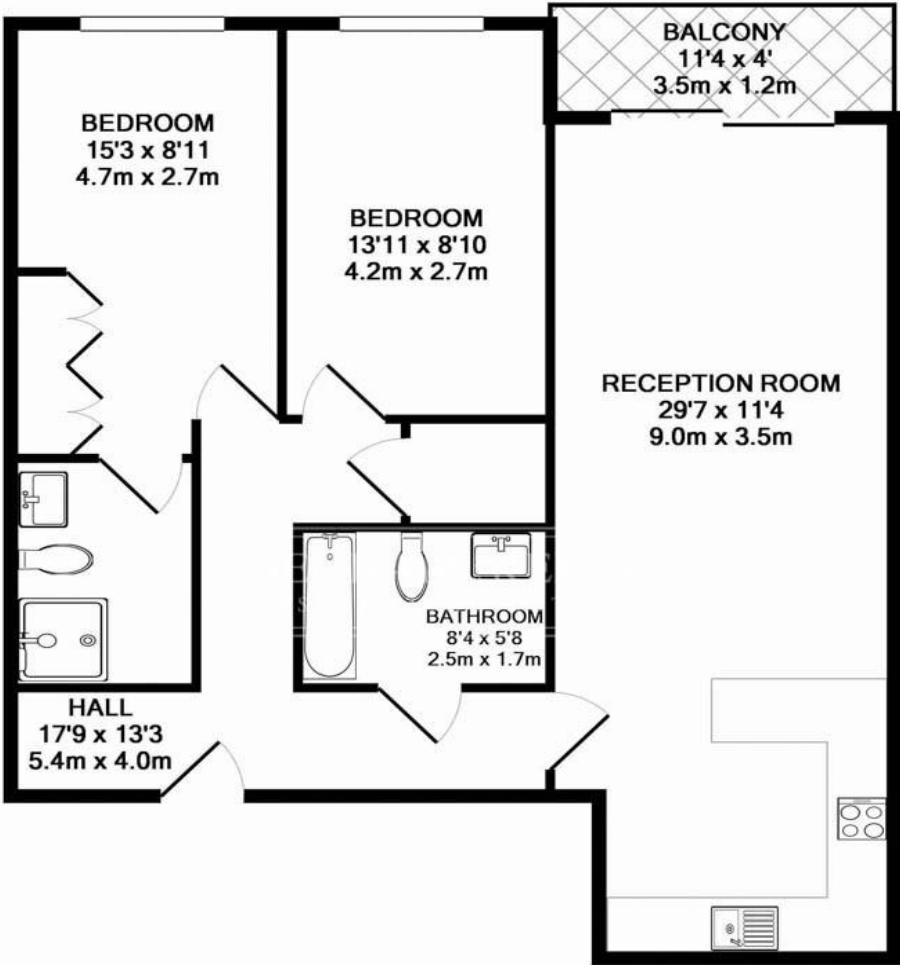




Property Features:

- Secure Underground Parking
- Two Bedrooms
- Two Bathrooms
- Second Floor
- 808 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Gym and Spa Facilities
- Imperial Wharf Station (Zone 2)





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		

IW.SW6

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms & Conditions:

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

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Tenure: Leasehold
Expires 31/05/3009
Approximately 983 Years Remaining

Ground Rent: £425.00 (per annum)
Review Period: 20 years
Next: 2030
Increase: 2030

Service Charge: £8,717.37 (per annum) for the year 2026

Anticipated Rent: £4,000.00 pcm
Approx. 6.2% Yield

Viewings:

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

Our reference: NIN240126

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W: www.benhams.com

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