



Park Street, Imperial Wharf, SW6

Asking Price: £1,699,000

 Benham
& Reeves

Park Street, Imperial Wharf, SW6

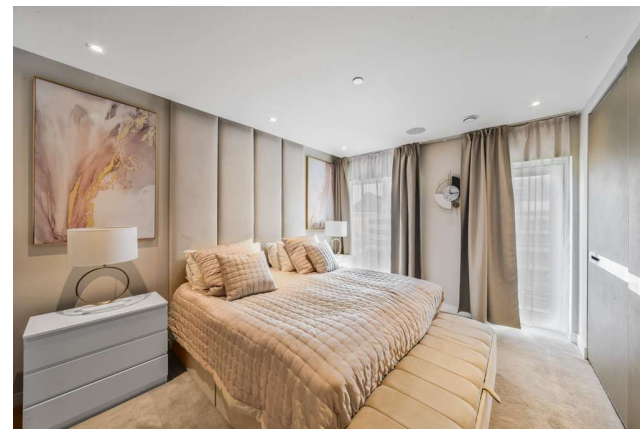
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

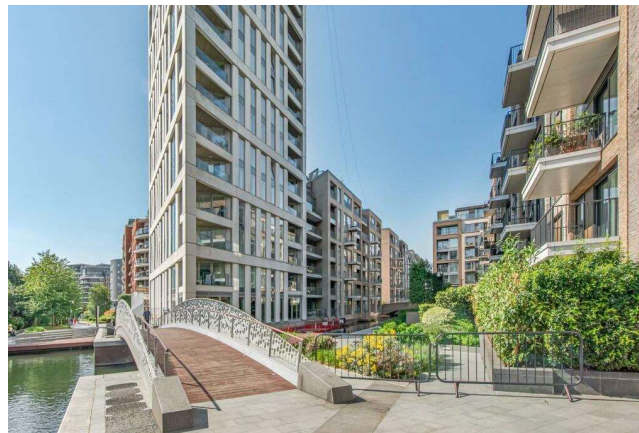
This Stylish and bigger than average apartment comprises a dual aspect reception room with dining area and floor-to-ceiling windows leading to a private balcony with stunning views across London. There is an open-plan kitchen with built-in custom appliances, a principal bedroom with a built-in wardrobe and an en-suite shower room, a second double bedroom with storage space, and an additional bathroom. Other benefits include comfort cooling and wooden flooring.

Chelsea Creek Tower is located within the Chelsea Creek development, offering modern and luxurious living. The development is situated within easy reach of Fulham and Chelsea and benefits from a 24-hour concierge, residents' gym, and swimming pool.

A real local community and all the amenities you could wish for, all set within walking distance to the fabulous King's Road, which provides various choices of cuisines, cafes, bars, and boutiques.

Imperial Wharf Overground Station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre), and Fulham Broadway (District line).

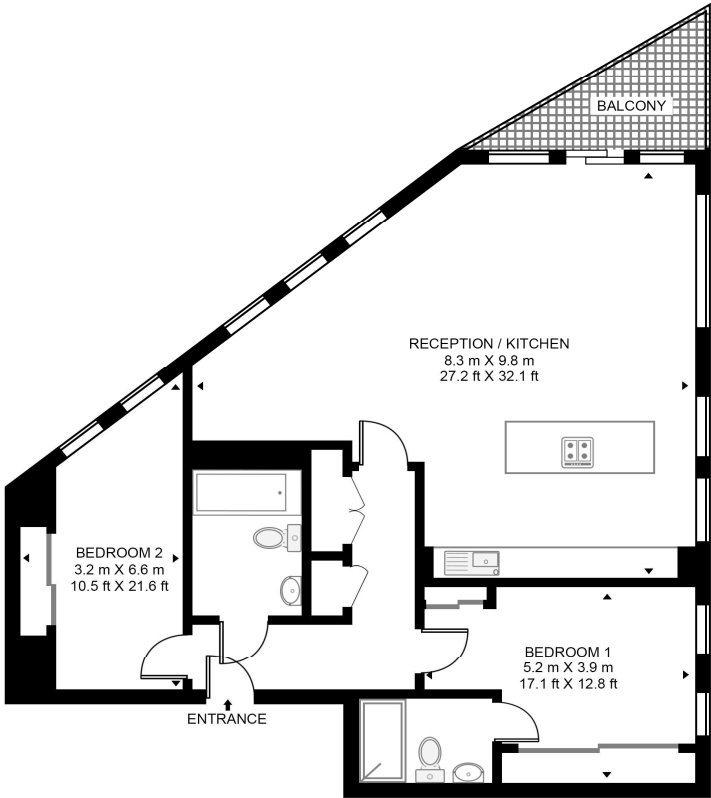




Property Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- Private Balcony
- 1,317 Square Feet (Approx.)
- Luxury Finish
- 24-Hour Concierge / Gym / Swimming Pool / Spa Facilities
- Imperial Wharf Overground & Rail Station (Zone 2)

CHelsea CREEK TOWER, CHelsea CREEK, SW6
APPROXIMATE GROSS INTERNAL FLOOR AREA 1317 SQ.FT (122.4 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£1,699,000
Tenure:	Leasehold Expires 31/05/3009 Approximately 984 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next: 2030 Increase: Double
Service Charge:	£12,193.36 (per annum) for the year 2025
Anticipated Rent:	£5,000.00 pcm Approx. 3.5 % Yield

Viewings:

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

Our reference: NIN250121

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

