



Compass House, Park Street, Fulham, SW6

Asking Price: £350,000

 Benham
& Reeves

Compass House, Park Street, Fulham, SW6

 Studio

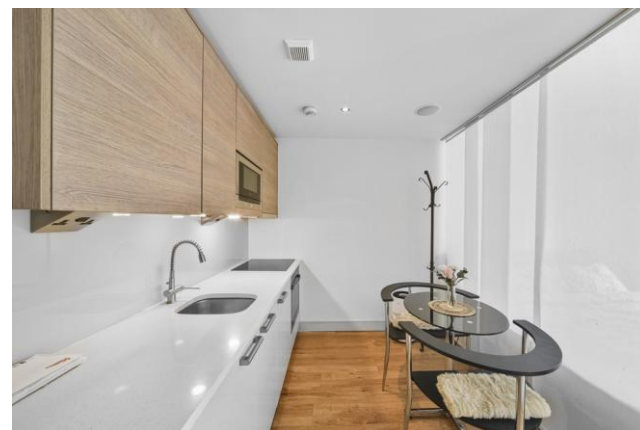
 1 Bathroom (s)

 Leasehold

Presenting an exquisite studio apartment within Compass House, located in the highly sought-after Chelsea Creek development. The apartment comprises a generously proportioned studio room, complemented by wood floors, a designated dining area and expansive floor-to-ceiling windows. The sleek, fitted kitchen is thoughtfully designed with integrated appliances. Additionally, there is a fully tiled three-piece shower room and a storage room along the hallway.

This elegant residence is just a short distance from the vibrant offerings of both Fulham and Chelsea. Residents benefit from a 24-hour concierge, a residents' gym, swimming pool, and spa.

Conveniently positioned near Imperial Wharf Overground station, which boasts exceptional services connecting various parts of London. Furthermore, Fulham Broadway (District line) underground station is situated within a mile's reach.



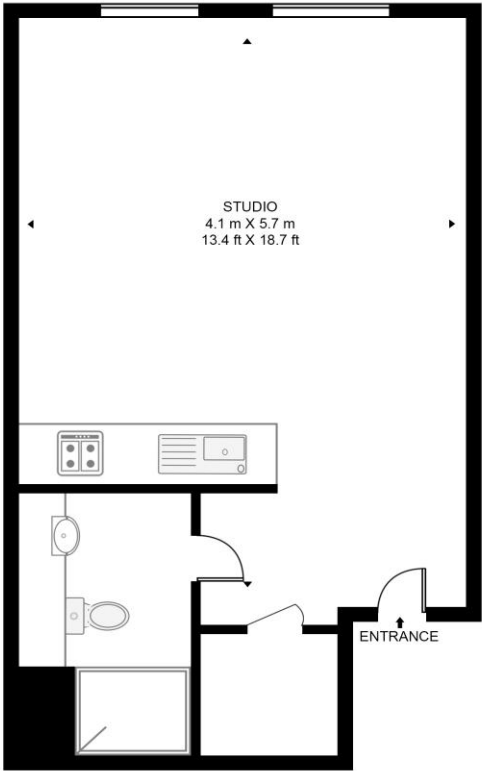


Property Features:


- Studio Apartment
- Third Floor
- 300 Square Feet (Approx.)
- 24-Hour Concierge
- Gym/Spa & Swimming Pool
- Communal Gardens
- Lift
- Imperial Wharf Station (0.1 miles)



COMPASS HOUSE, CHELSEA CREEK
APPROXIMATE GROSS INTERNAL FLOOR AREA 300 SQ.FT (27.9 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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:	£350,000
Tenure:	Leasehold Expires 31/05/3009 Approximately 984 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 20 years Next: 2030 Increase: Double
Service Charge:	£4,000.00 (per annum) for the year 2025
Anticipated Rent:	£1,280.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240239

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