



Park Street, Chelsea Creek  
London SW6

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## £375,000 Leasehold

Estimated Potential 6% net yield PA for rental investors for this STUDIO WITH OWN PRIVATE TERRACE, A well-presented modern studio apartment located overlooking the well-maintained communal gardens. The apartment offers 283sqft (26.3sqm) of accommodation, fully fitted kitchen with integrated appliances, bedroom area offers a built in pull down double bed, storage area & seating area. The development built by the renowned Berkeley St George benefits from an on-site gym, swimming pool, spa and 24-hour concierge. Chelsea Creek is located nearby to Imperial Wharf Overground station and Fulham Broadway Underground station both offering excellent links around London as well as the famous Kings Road which offers a wide range of designer boutiques, top class restaurants, bars and quaint cafes. The property represents an ideal first-time purchase, rental investment or a London Base.

999 Years From 2010  
Service Charge: £1,650 Per Annum  
Ground Rent: £100.00 (Estimated) Per Annum

Council Tax — London Borough of Hammersmith & Fulham Band - D  
EPC B(82)

\*Gross yield based on purchase price £375.000 — achieving £450PW - £1950PM\*

- Studio With Own Private Terrace
- 283sq.ft - (26.3sq.m)
- Built-In Pull-Down Bed
- Overlooking The Communal Garden
- Ideal London Base / Pied-à-terre
- Resident's Gym / Swimming Pool And Spa Facilities
- Walking Distance To Imperial Wharf Overground Station
- 24 Hour Concierge
- Modern Riverside Development
- EPC Rating B (82)

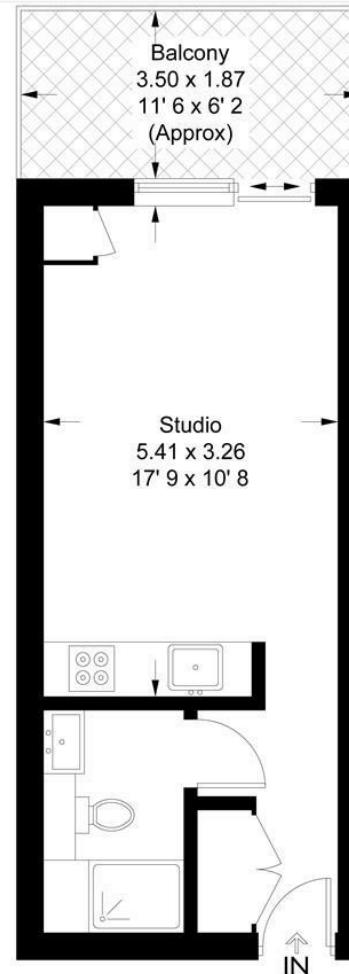


EPC certificate available on request.

## Compass House

Approximate Gross Internal Area = 283 sq ft / 26.3 sq m  
Balcony = 70 sq ft / 6.5 sq m

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First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





