



Doulton House, Fulham
SW6

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£450,000 Leasehold

An opportunity to purchase a highly desirable Manhattan apartment 406sqft (37sqm) which is available In Doulton House which would represent an ideal first-time purchase or someone looking for a rental investment offering a gross yield in the region of 6.64%*PA. The apartment offers a stylish & bright open plan living space overlooking the communal gardens, modern kitchen with integrated appliances, sliding door providing access and privacy for the bedroom area and bathroom. Chelsea Creek is situated in one of London's most elegant dockside developments, which combines luxurious central London living whilst overlooking tranquil waterways, tree lined avenues and landscape gardens. Residents benefit from 24 Hour Concierge, Spa and fitness suite with Swimming pool and. King's Road and Chelsea Harbour are easily accessible and Imperial Wharf Station is just a few minutes' walk.

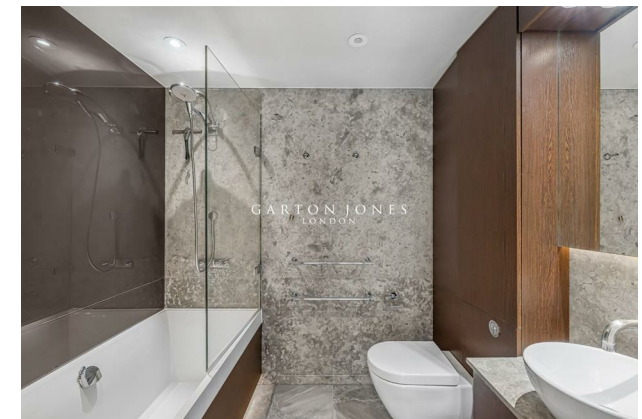
Lease 984 Years Remaining
Service Charge £2600PA
Ground Rent £225PA

*6.64% gross yield based on rental income £575PW -
£2491PM

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

EPC certificate available on request.

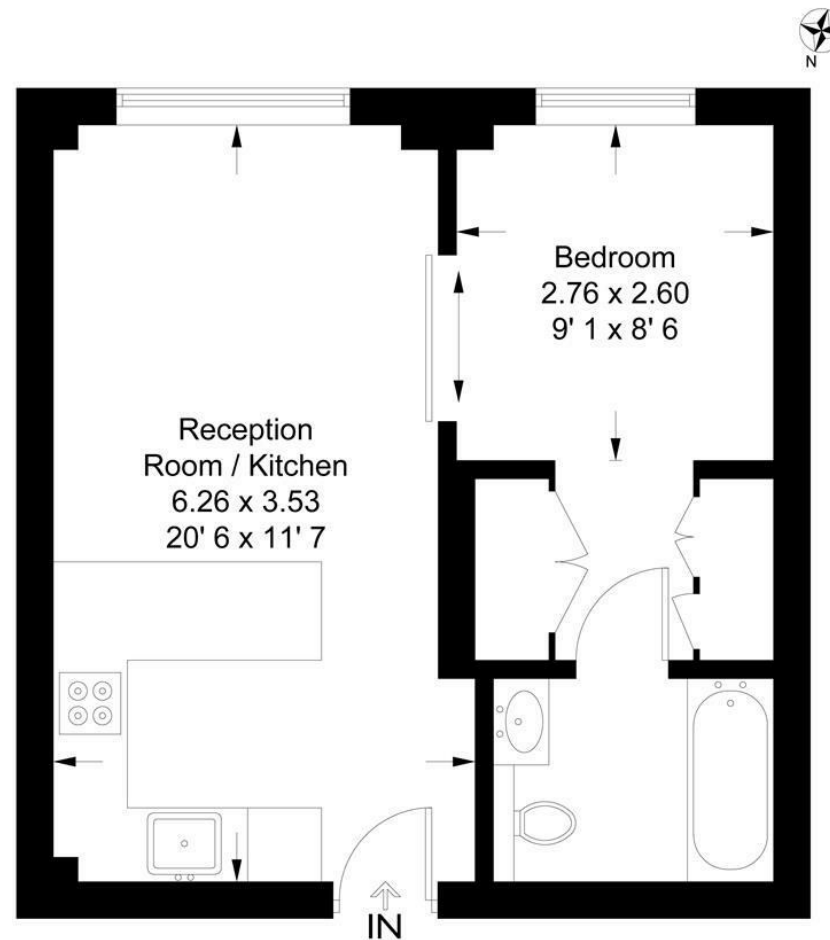
- Manhattan Apartment
- 406sqft (37sqm)
- Ideal Rental Investment - gross yield 6.64% * PA
- 3rd Floor with Lift
- Overlooking the Communal Garden
- Open Plan Living Space
- Modern Kitchen with Integrated Appliances
- Residents Spa — Swimming pool & Gymnasium
- Walking Distance to Imperial Wharf Overground Station
- EPC (B) 82



Doulton House

Approximate Gross Internal Area = 406 sq ft / 37.7 sq m

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Third 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.



