Compass House, Fulham
SW6

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£500,000 Leasehold

Located on the 4th floor of Compass house is this well-presented Manhattan apartment 458sqft (42.6sqm) which benefits from air conditioning being installed by the current owners. This contemporary open plan interior comprises of a modern fitted kitchen, lounge with a sliding door separating the bedroom, family bathroom and has been extremely well maintained throughout. The development offers a resident's gym & spa, 24-hour concierge & communal landscaped gardens. Chelsea Creek is located a short distance from the amenities of the Kings Road, and moments from Imperial Wharf over ground station which is one stop from both West Brompton station (district line) and Clapham Junction.

Lease — 999 years from 2010
Service Charge £TBC
Ground Rent £250pa

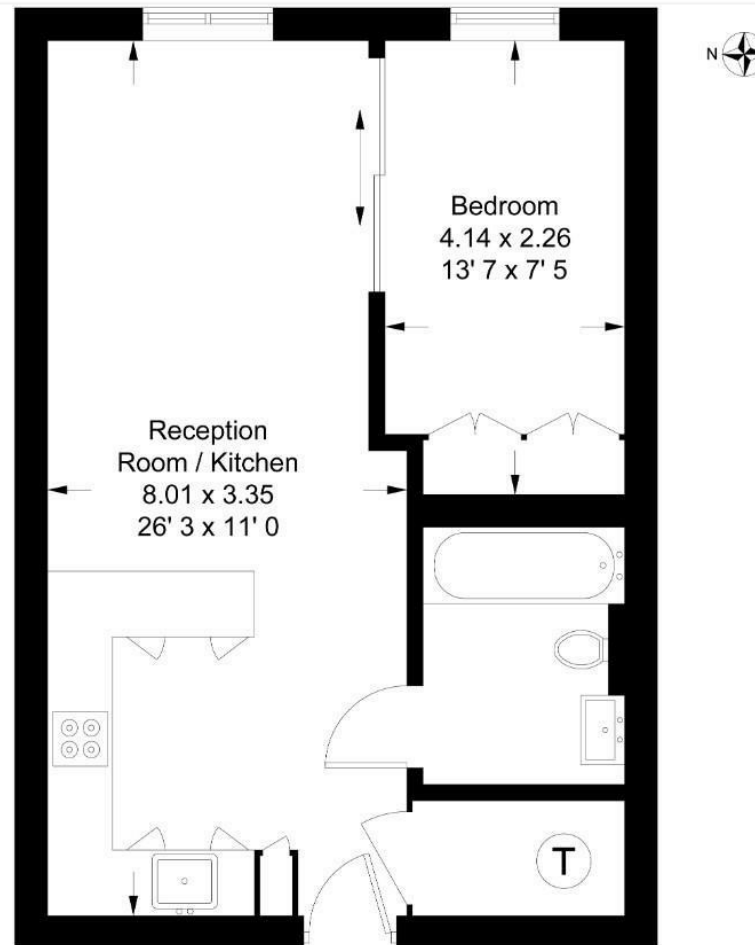Council Tax — London Borough of Hammersmith & Fulham — Band D

EPC C(78)

· Manhattan Style Apartment
· 458sqft (42sqm)
· Upgraded to provide Air Conditioning
· Open Plan Lounge
· Neutral Décor
· Built In Appliances
· 24 Hour Concierge
· Access To the Gym, Swimming Pool, and Spa Facilities
· Close To Imperial Wharf Overground Station

EPC certificate available on request.

Compass House

Approximate Gross Internal Area = 458 sq ft / 42.6 sq m

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Bedroom
4.14 x 2.26
13' 7 x 7' 5

Reception
Room / Kitchen
8.01 x 3.35
26' 3 x 11' 0

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Fourth 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.