

# Fairwater House, Lockgate Road, Fulham, SW6

Asking Price: £850,000

Benham & Reeves

# Fairwater House, Lockgate Road, Fulham, SW6

2 Bedroom (s) 2 Bathroom (s) Leasehold

Situated on the third floor of Doulton House, Chelsea Creek is a stunning apartment comprising an open-plan lounge with access to a south-west-facing balcony and a kitchen area, which benefits from a well-appointed kitchen with integrated appliances and a breakfast bar. There are two double bedrooms, with the principal bedroom benefitting from fitted wardrobes and an ensuite bathroom, and an additional shared bathroom located off the hallway. Further benefits include wood flooring in the main living areas, storage throughout, and a secure underground parking space.

The residents of Chelsea Creek benefit from a 24-hour concierge, a residents' gym, and a swimming pool. The development is in close proximity to the famous King's Road and its wide range of designer boutiques, top-class restaurants, bars, and quaint cafes.

Transport links include Imperial Wharf Overground Station (0.1 miles), which provides easy access to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre), and Fulham Broadway (District line).







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## Property Features:

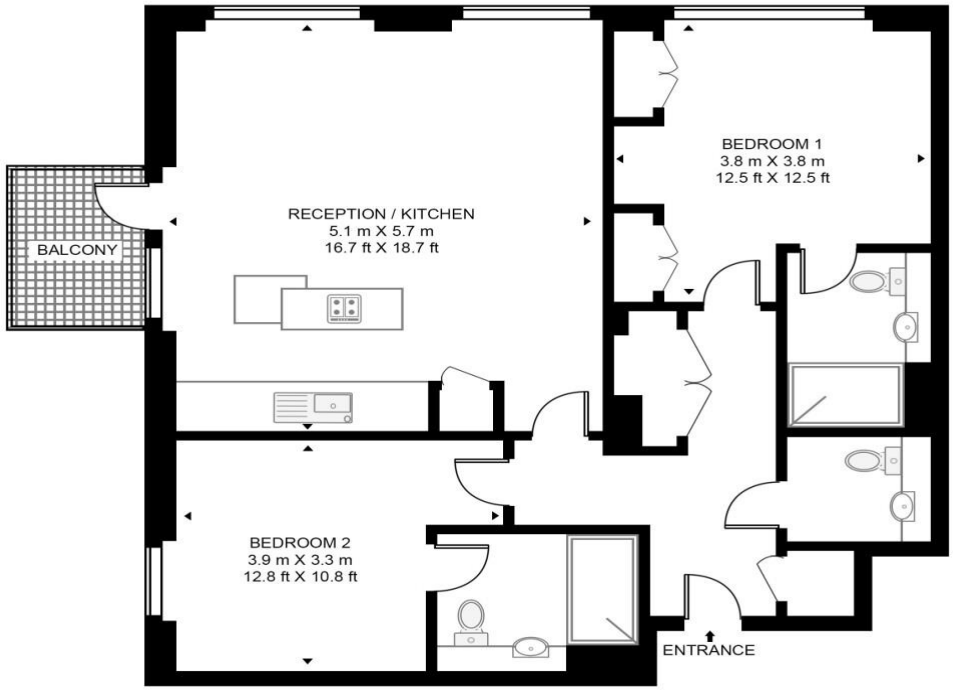
- Two Bedrooms
- Two Bathrooms
- Third Floor
- 877 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge / Gym / Swimming Pool / Spa Facilities
- Imperial Wharf Overground & Rail Station (Zone 2)

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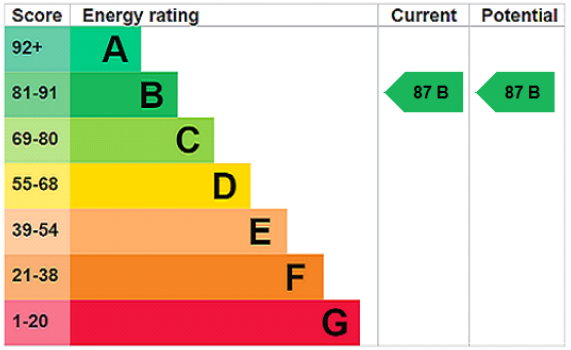
**FAIRWATER HOUSE, CHELSEA CREEK**

APPROXIMATE GROSS INTERNAL FLOOR AREA 877 SQ.FT (81.5 SQ.M)




THIRD FLOOR




This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: hdvirtualart.com | TEL : 0203 974 1567 | EMAIL : info@hdvirtualart.com

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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|---|---|
| Asking Price: | £850,000 |
| Tenure: | Leasehold<br>Expires 31/05/3009<br>Approximately 982 Years Remaining |
| Ground Rent: | £450.00 (per annum)<br>Review: 21 years<br>Review increase: By RPI for the relevant year |
| Service Charge: | £6,971.00 (per annum)<br>For the year 2026 |
| Anticipated Rent: | £3,885.00 pcm<br>Approx. 5.5% Yield |

## Viewings:

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

Our reference: CHN260009

T: 020 3282 3700
E: imperialwharf.sales@benhams.com
W: www.benhams.com

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