Fairwater House, Lockgate Road, Fulham, SW6

Asking Price: £4,800,000

Benham & Reeves

Fairwater House, Lockgate Road, Fulham, SW6

3 Bedroom (s) 3 Bathroom (s) Leasehold

Part of the award-winning Chelsea Creek development by St George, this stylish penthouse apartment comprises a triple aspect reception room with dining area and floor-to-ceiling windows leading to a private south facing terrace with stunning views across London. There is an open-plan kitchen with built-in custom appliances, principal bedroom with built-in wardrobe and an en-suite shower room, two further double bedrooms with storage space, and two more bathrooms. Other benefits include comfort cooling, wooden flooring and a wrap- around terrace and underground right to park space.

Fairwater House is located in one of Chelsea Creek's developments offering modern and luxury living. The development is situated within easy reach of Fulham and Chelsea. Compass House benefits from a 24-hour concierge, residents' gym, swimming pool and secure underground parking space.

A real local community and all the amenities you could wish for, all set within walking distance to the fabulous King's Road, which provides various choices of cuisines, cafes, bars and boutiques.

Imperial Wharf rail station is 0.1 miles away and provides quick links 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:

- * Underground Parking Included *
- Three Bedrooms
- Three Bathrooms
- Sixth Floor
- 2648 Square Feet (Approx.)
- Wrap Around Terrace
- Larger than Average Penthouse
- Luxury Finish
- 24 Hour Concierge / Gym / Swimming Pool / Spa Facilities
- Imperial Wharf Overground & Rail Station (Zone 2)

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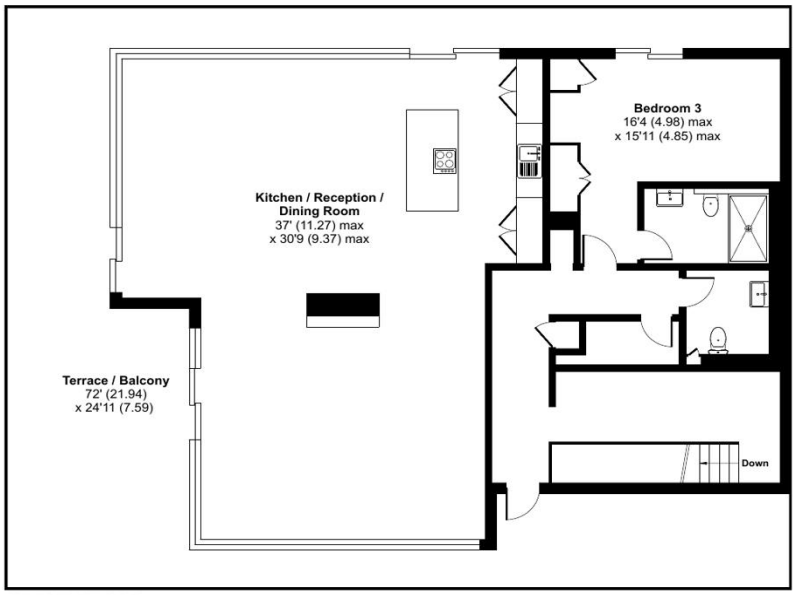
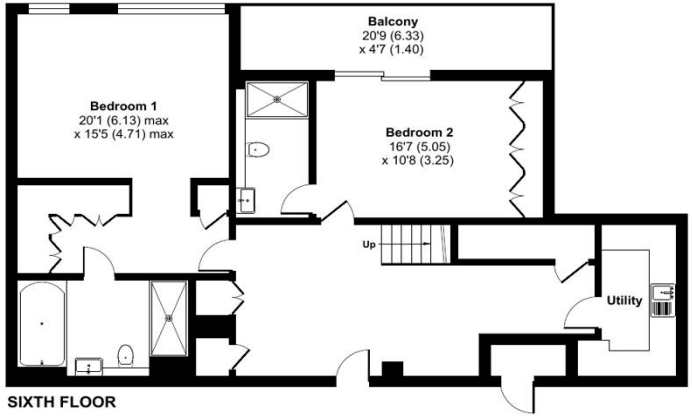
Lockgate Road, London, SW6

Approximate Area = 2648 sq ft / 246 sq m

For identification only - Not to scale



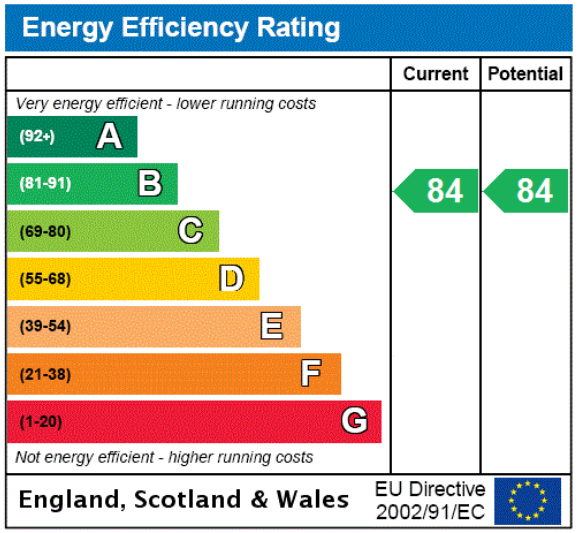
SEVENTH FLOOR



SIXTH FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Benham & Reeves. REF: 1134445



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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:	£4,800,000
Tenure:	Leasehold Expires 01/06/3009 Approximately 983 Years Remaining
Ground Rent:	£750.00 (per annum) Review period: 21 years Next: 2031 Review increase: By RPI for the relevant year
Service Charge:	£20,150.00 (per annum) for the year 2025
Anticipated Rent:	£12,000.00 pcm Approx. 3 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NWH240038

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

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