



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Chelsea Creek Tower, Park Street, SW6**

A spectacular and spacious three double bedroom apartment situated on the 11th floor in this contemporary development, The Tower, at Chelsea Creek. This interior designed apartment is finished to a high specification and benefits from two balconies providing far reaching views across London and secure parking for one car.

Chelsea Creek is a perfect waterside setting and is a short distance from King's Road.

Local transport links include Imperial Wharf Station which is one stop from both West Brompton Station (District Line) and Clapham Junction for main-line railway. The development is in a dockside setting with communal landscaped gardens and benefits from a private spa, health club with a swimming pool and a 24-hour concierge on site.



RECEPTION/DINING ROOM : OPEN PLAN KITCHEN : 3 DOUBLE  
BEDROOMS : 3 BATHROOMS (2 EN-SUITE) : 2 BALCONIES : SECURE  
PARKING : GYM : POOL : LEASE EXP 3009 : SERVICE CH £15,000 PA : GR  
RENT £276 PA : COUNCIL TAX BAND H : EPC RATING B

**Asking Price £3,150,000**

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## **Chelsea Creek Tower, Park Street, SW6**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £3,150,000

Lease: 987 Years

Service Charge: £15000 Annually Approx

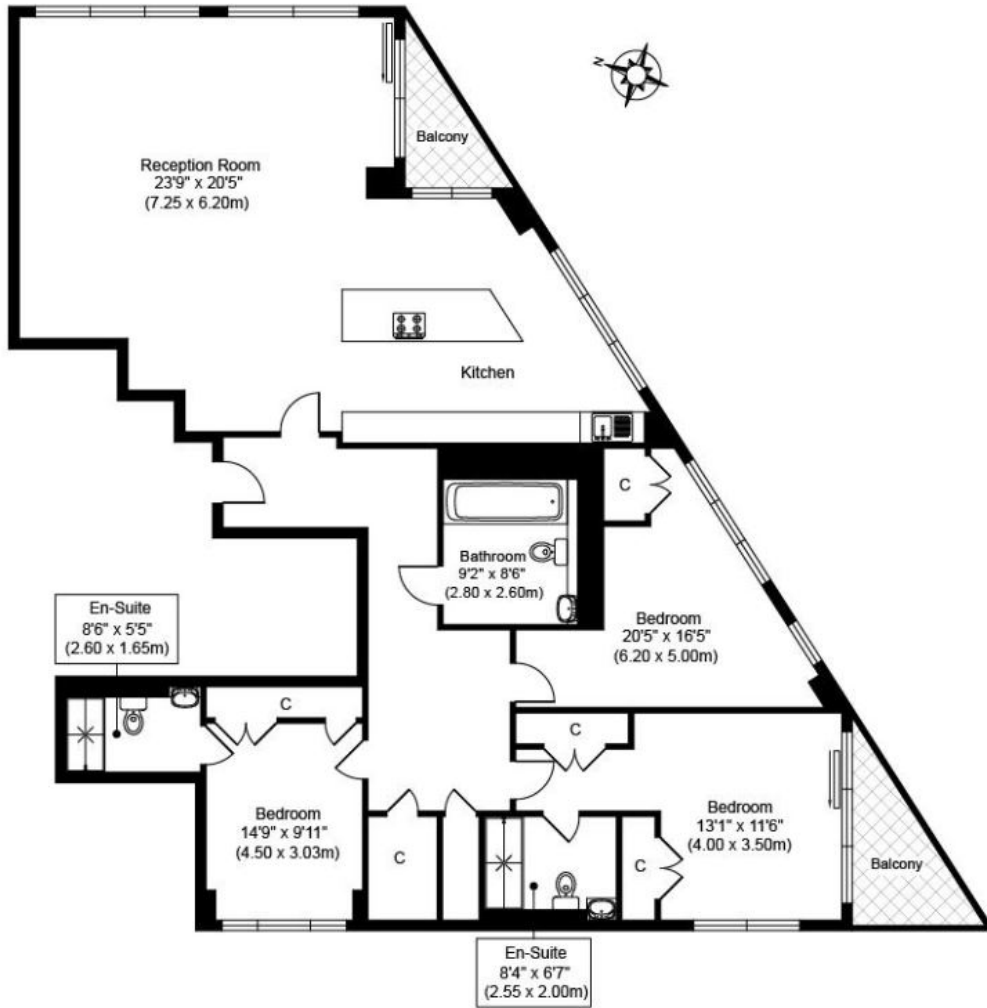
#### **IMPORTANT NOTICE**

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



PARK STREET, SW6  
 TOTAL APPROX FLOORPLAN AREA 1846 SQ.FT (171.49 SQ.M)



ELEVENTH FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	83	83	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.