



11 Park Street, London
SW6

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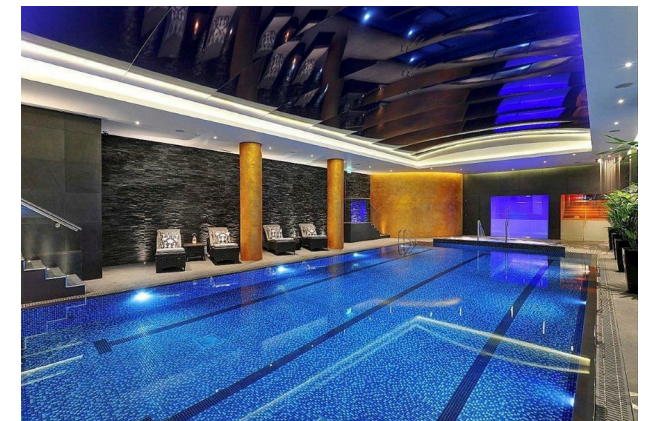
11 Park Street
Chelsea Creek
London
SW6 2FS

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£400,000 Leasehold

FANTASTIC BUY TO LET OPPORTUNITY - 5.5% YIELD PA - Modern studio apartment located on the fourth floor of this prestigious riverside development at Chelsea Creek. The apartment offers a spacious modern studio (303sq.ft), bright living/dining area with views overlooking the well tended communal courtyard, fully fitted kitchen with integrated appliances. The bedroom area offers room for furniture alongside access to a modern finished three-piece family bathroom. The development built by the renowned Berkeley St George benefits from an on-site gym, swimming pool, spa and 24 hour concierge. Chelsea Creek is located nearby to Imperial Wharf Overground station and Fulham Broadway Underground station both offering excellent links around London as well as the famous Kings Road which offers a wide range of designer boutiques, top class restaurants, bars and quaint cafes. The property represents an ideal first-time purchase, rental investment, or a London Base.

- 4th Floor Studio Apartment
- 5.5%* Gross Rental Yield PA
- 303 Sq.ft (28.14 Sq.m)
- Overlooking The Courtyard
- Resident's Gym / Swimming Pool and Spa Facilities
- Walking Distance To Imperial Wharf Overground Station
- 0.5 Mile From Fulham Broadway Underground (District Line)
- 24 Hour Concierge
- Modern Riverside Development
- EPC Rating B (87)



5.5%* GROSS RENTAL YIELD PA £425PW - £400,000

Leasehold: 999 Years from 2010
Service Charge: £1,650.00 per annum
Ground Rent: £100.00 (estimated) per annum
Hammersmith & Fulham Council (Band D)

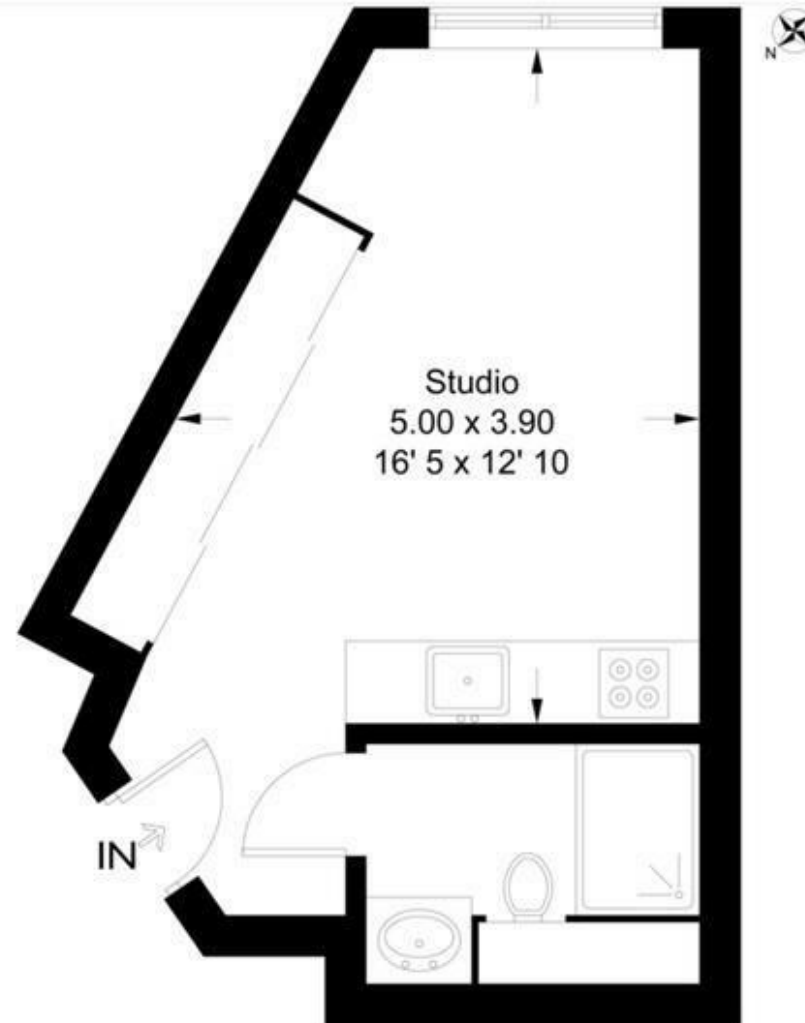
EPC Rating B (87)

EPC certificate available on request.

Doulton House

Approximate Gross Internal Area = 303 sq ft / 28.2 sq m

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LONDON



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.



