



Fairwater House, Chelsea Creek  
Fulham SW6

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## £1,490,000 Leasehold

An impressive Two-bedroom apartment which was completed in 2020 and offers an excellent balance of spacious accommodation 1014sqft(94.2sqm). The apartment offers a highly impressive open plan lounge with a custom-designed kitchen with integrated appliances, access to the balcony overlooking the pretty boulevard, two double bedrooms with the master benefitting from an ensuite and a balcony, further family bathroom and guest cloakroom. The Development boasts luxury wellness amenities with the resident's spa and fitness centre - with swimming pool, sauna, steam room, treatment room and gymnasium also a 24-hour concierge services onsite, to cater to your every lifestyle need. Chelsea Creek is a unique dockside development within easy reach of Imperial Wharf over ground station as well as the stylish King's Road and Chelsea Harbour, with its many restaurants, bars, and boutiques. Imperial Wharf over ground station can be found within a few minutes' walk as well as Fulham Broadway 0.6 of a mile away servicing the District Line with Services Into Central London.

Service Charge £9900 PA  
Ground Rent £500PA  
Lease 999 years from 2010  
Council Tax — Hammersmith & Fulham Council — Band G

EPC Rating B (86)

- Three Year Old Apartment
- Two Double bedrooms
- Ensuite To Master Bedroom
- Family Bathroom + further WC
- 5th Floor With Lift
- Two Balconies From The Reception & Master Bedroom
- 1014sqft / 94.2sqm
- 24 Hour Concierge
- Residents Spa — Indoor Pool — Sauna & Gym
- EPC Rating B (86)

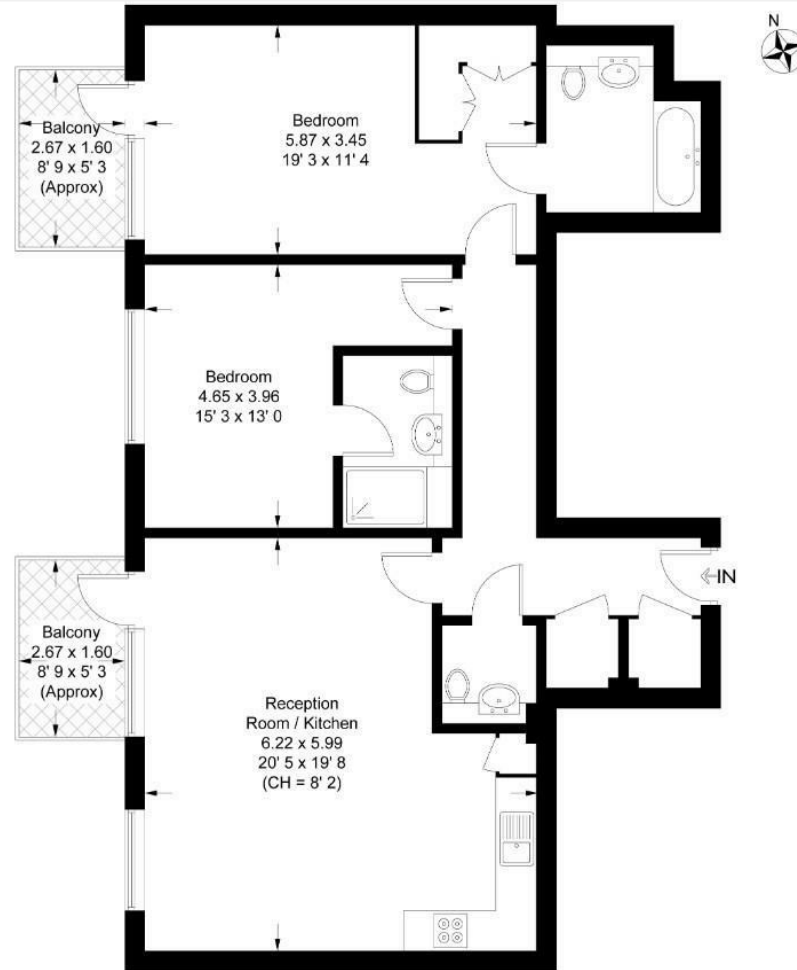


EPC certificate available on request.

**Fairwater House**

Approximate Gross Internal Area = 1014 sq ft / 94.2 sq m  
 Balcony = 92 sq ft / 8.6 sq m

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**Fifth 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.



