



WEDGEWOOD ESTATES

Residential Sales & Lettings

Lockside House, Chelsea Creek, SW6

A bright and spacious one bedroom apartment situated on the 4th floor of Lockside House in the sought-after development at Chelsea Creek, Fulham. This stylish apartment offers a reception room with private balcony, an open-plan fully-integrated kitchen with marble top breakfast bar and Miele appliances, a utility cupboard with washer dryer, good storage throughout, wood flooring, comfort cooling, under-floor heating and integrated sound system. The apartment also benefits from a secure underground parking space.

Chelsea Creek encompasses luxurious central London living overlooking tranquil waterways and landscaped gardens. With 24-hour concierge, exclusive use of the Health Spa with swimming pool, the apartment is just moments from the world-renowned Kings Road and Chelsea Harbour, and 5 minutes' walk to the Overground Station and bus routes offering quick and easy access to all parts of central London and beyond.



RECEPTION ROOM WITH OPEN-PLAN KITCHEN : MASTER BEDROOM :
BATHROOM : BALCONY : LIFT : SPA : 24-HR CONCIERGE : SECURE
PARKING SPACE : SERVICE CHARGE £6075 PA : GR RENT £352 PA :
COUNCIL TAX BAND E : LEASE EXPIRY 3009 : EPC RATING B

Asking Price £700,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £700,000

Lease: 985 Years

Service Charge: £6075 Annually Approx

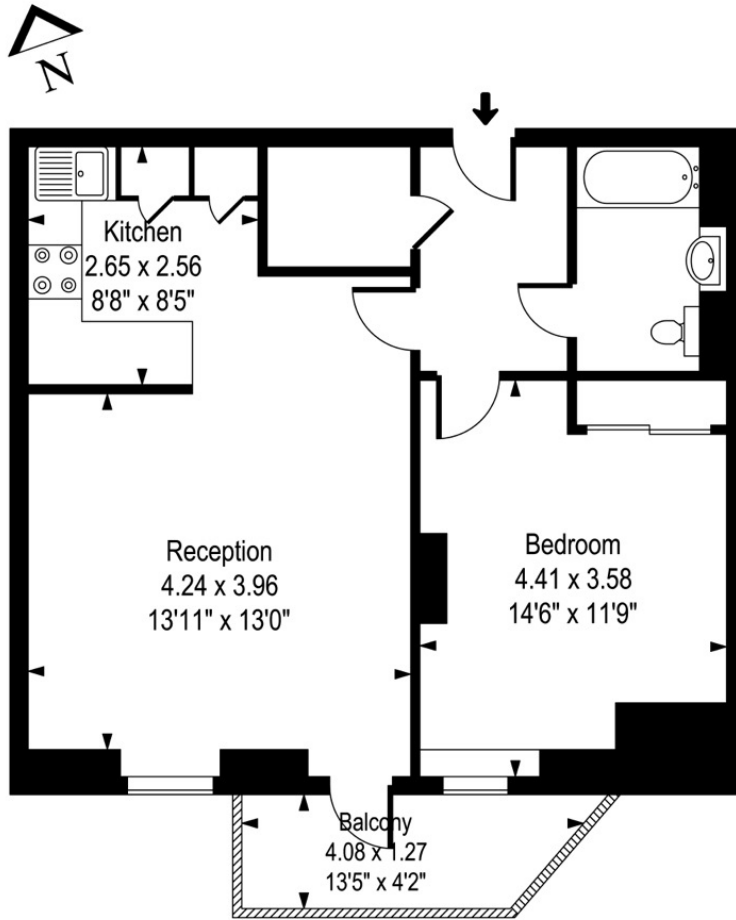
IMPORTANT NOTICE

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.



Lockside House
Thurstan Street, SW6



Fourth Floor

Approx Gross Internal Area **587 Sq Ft - 54.49 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	83	83	85
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
	EU Directive 2002/91/EC		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 (CO₂) emissions. The higher the rating the less impact it has on the environment.