Savoy House, Lockgate Road, Chelsea Creek, SW6

Offers In Excess Of £2,750,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W; napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF

TRACKMAN
PLAYER 1

Description

By Order Of The Receivers, this stunning, duplex, penthouse apartment is part of the Chelsea Creek development scheme, completed by Berkeley Homes in 2023.

Internally, the property is offered in excellent decorative condition & is ready to move in. We believe the property may have been originally designed as a 4 bedroom apartment & subsequently converted to create 3 double bedrooms with exceptional storage space. It offers exceptional living space with a large light & airy reception room, with open plan kitchen & separate utility room.

Residents benefit from a beautiful landscaped gardens surrounding & with over 23,000sqft of residents facilities including access to luxury health & fitness facilities featuring a gymnasium & studios, 25m swimming pool with vitality pool, steam room, sauna and treatment rooms. Finally, residents will enjoy private access to a cinema, golf simulator & games room.

Entrance Hall : Light And Airy Reception Room : Beautifully Fitted Open Plan Kitchen : Utility Room : Large Wrap Around Terrace : Guest WC : Master Bedroom With Dressing Room & Luxury Ensuite Bathroom : 2 Further Large Double Bedrooms : 2 Further Bathrooms : Large Storage Room / Study / Dressing Room : 2 Further Balconies : Right To Secure Under Ground Parking : Comfort Cooling : 24 Hour Concierge : 25m Swimming Pool : Gym : Cinema Room : Golf Simulator :

Key Features

- STUNNING DUPLEX PENTHOUSE
- HUGE PRIVATE TERRACE
- SECURE UNDERGROUND PARKING
- 25M SWIMMING POOL, SAUNA & STEAM
- 6 ACRES OF BEAUTIFUL LANDSCAPED GARDENS
- RECEIVERSHIP SALE
- 24 HOUR CONCIERGE
- 3 ENSUITE BEDROOMS
- 2 CINEMA ROOMS & GOLF SIMULATOR
- BAR, DINING ROOM & PRIVATE MEETING ROOMS

Terms

Leasehold : 999 from June 2010 ie 985 years
Service Charge : £20,204.15 pa - Ground Rent : £1,200pa
Council Tax Band : H Hammersmith and Fulham
EPC B

Savoy House, SW6

Approximate Area = 231.6 sq m / 2493 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

Sixth Floor
Approximate Area = 141.8 sq m / 1526 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

Seventh Floor
Approximate Area = 89.8 sq m / 967 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.