



Octavia House, Townmead Road, Fulham, SW6

Asking Price: £440,000

 Benham
& Reeves

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 1 Bedroom  1 Bathroom  Leasehold

Beautifully presented throughout, this stunning Manhattan studio apartment is situated on the 5th floor and spans an approximate 484 square feet. This property comprises a stylish open-plan kitchen/reception room with fully integrated appliances, a double bedroom and a three-piece bathroom suite. The property also benefits from wooden flooring, ample storage, and a video entry phone system.

The Imperial Wharf development features a 24-hour concierge, communal gardens and green spaces, a residents' gymnasium, and a selection of local amenities, including a supermarket, restaurant, coffee shop, and a riverside pub.

Imperial Wharf Overground Station is nearby (0.1 mile) and offers a quick connection to either West Brompton (District line) or Clapham Junction Overground station.

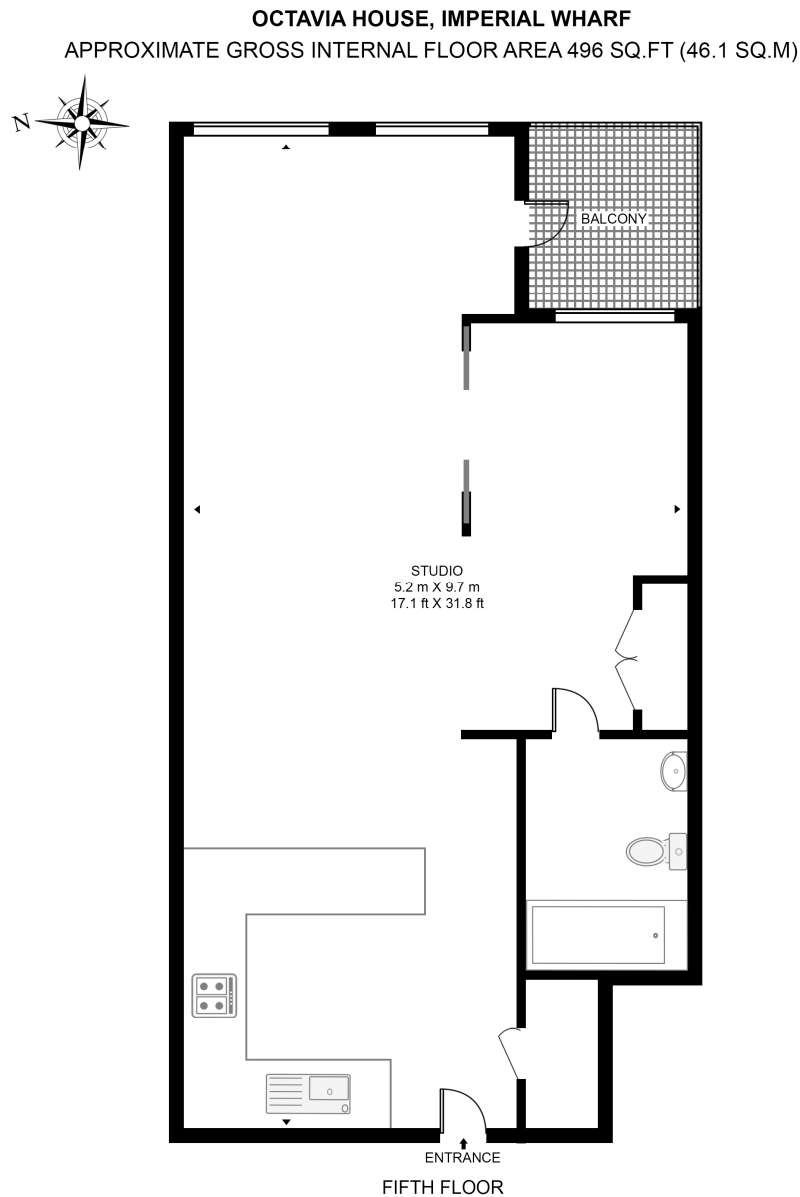
- Large Manhattan Apartment
- Fifth Floor
- 496 Square Feet (Approx.)
- Private Balcony
- Modern and Spacious
- 24-Hour Concierge,
- Residents' Gymnasium
- Imperial Wharf and Fulham Broadway Stations (Zone 2)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 24/12/2998
Approximately 973 Years Remaining

Ground Rent: £550.00 (per annum) for the year 2025
Review Period: 20 Years
Next Charge: 2039
Increase: Double

Service Charge: £4,017.56 (per annum) for the year 2025

Anticipated Rent: £2,100.00 pcm
Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: ACC220622

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E: nineelms.sales@benhams.com

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

