



Octavia House, Townmead Road, Fulham, SW6

Asking Price: £440,000

Benham
& Reeves

Octavia House, Townmead Road, Fulham, SW6

 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)



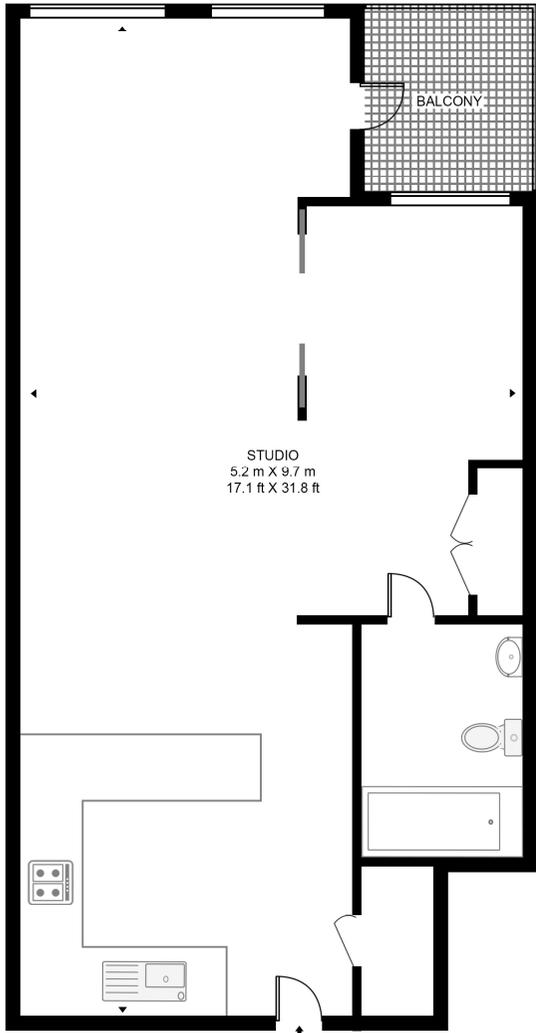
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OCTAVIA HOUSE, IMPERIAL WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 496 SQ.FT (46.1 SQ.M)



ENTRANCE
 FIFTH FLOOR

STUDIO
 5.2 m X 9.7 m
 17.1 ft X 31.8 ft

BALCONY

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		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

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

Asking Price:	£440,000
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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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

