



# Octavia House, Townmead Road, Fulham, SW6

Asking Price: £400,000

 Benham  
& Reeves

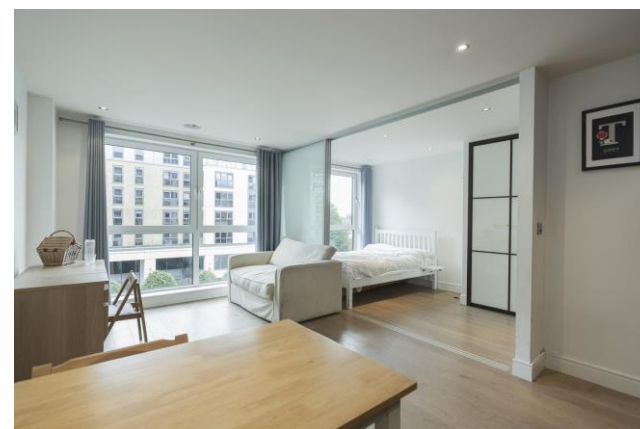
# Octavia House, Townmead Road, Fulham, SW6

🛏️ 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

Beautifully presented throughout, is this stunning Manhattan studio apartment. Situated on the 4th floor and spanning an approximate 435 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 has a 24-hour concierge, communal gardens and green spaces throughout, a residents' gymnasium and has a selection of local amenities including local supermarket, restaurant, coffee shop and a riverside pub.

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



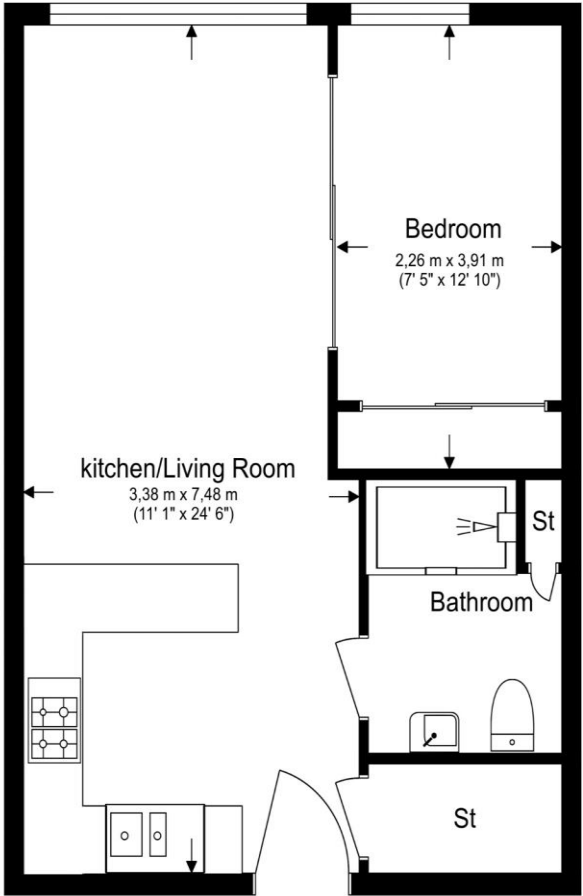


## Property Features:

- Manhattan Studio Apartment
- Fourth Floor
- 435 Square Feet (Approx.)
- Fully Fitted Kitchen
- Modern and Spacious
- 24-Hour Concierge, Lift Access, Residents' Gym
- Imperial Wharf and Fulham Broadway Stations (Zone 2)



Total Gross Internal Area  
40 Sq/m - 435 Sq/ft



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 972 Years Remaining
Ground Rent:	£550.00 (per annum) For the year 2026
Service Charge:	£2,515.00 (per annum) For the year 2026
Anticipated Rent:	£2,100.00 pcm Approx. 6.3 % Yield

## Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN240167

T: 020 3282 3700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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