



# Octavia House, Townmead Road, Fulham, SW6

Asking Price: £430,000

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& Reeves

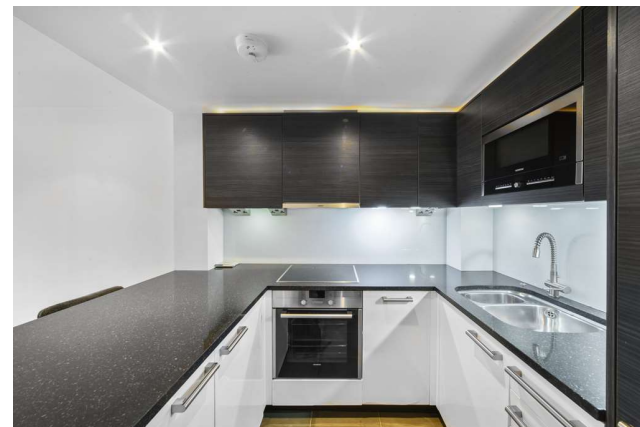
# Octavia House, Townmead Road, Fulham, SW6

 1 Bedroom  1 Bathroom  Leasehold

Beautifully presented throughout, this stunning Manhattan studio apartment is situated on the 7th floor and spans an approximate 508 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 in close proximity (0.1 mile) and offers a quick connection to either West Brompton (District line) or Clapham Junction Overground station.







## Property Features:

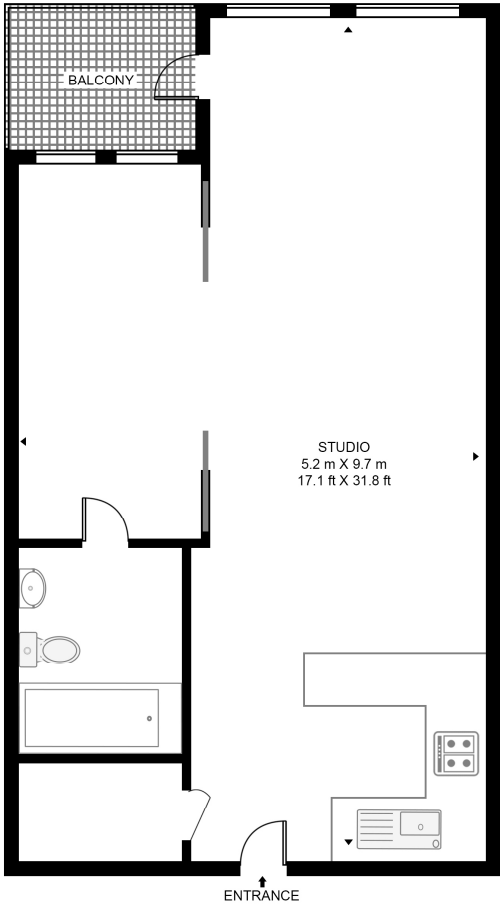
- Large Manhattan Apartment
- Seventh Floor
- 508 Square Feet (Approx.)
- Private Balcony
- Modern and Spacious
- 24-Hour Concierge,
- Residents' Gymnasium
- Imperial Wharf and Fulham Broadway Stations (Zone 2)



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OCTAVIA HOUSE, IMPERIAL WHARF  
APPROXIMATE GROSS INTERNAL FLOOR AREA 508 SQ.FT (47.2 SQ.M)



SEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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.

Asking Price:	£430,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 20 years Next: 2039 Increase: Double
Service Charge:	£4,350.00 (per annum) for the year 2025
Anticipated Rent:	£2,300.00 pcm Approx. 6.4% Yield

## Viewings:

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

Our reference: NIN250140

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