



Octavia House, Townmead Road, Fulham, SW6

Asking Price: £450,000

Benham
& Reeves

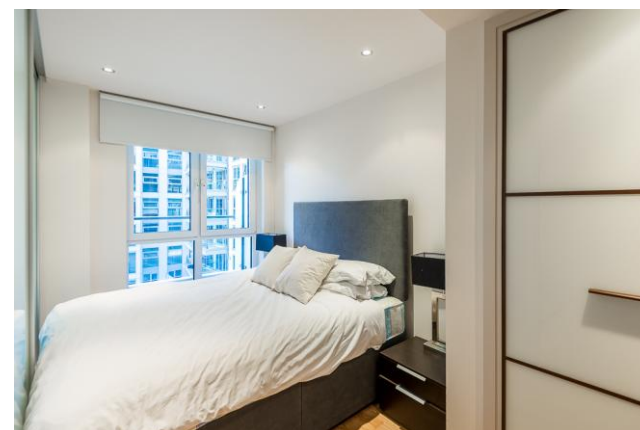
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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Beautifully presented throughout, this stunning Manhattan studio apartment is situated on the 6th floor and spans approximately 508 square feet. This property features a south-west facing balcony and 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.



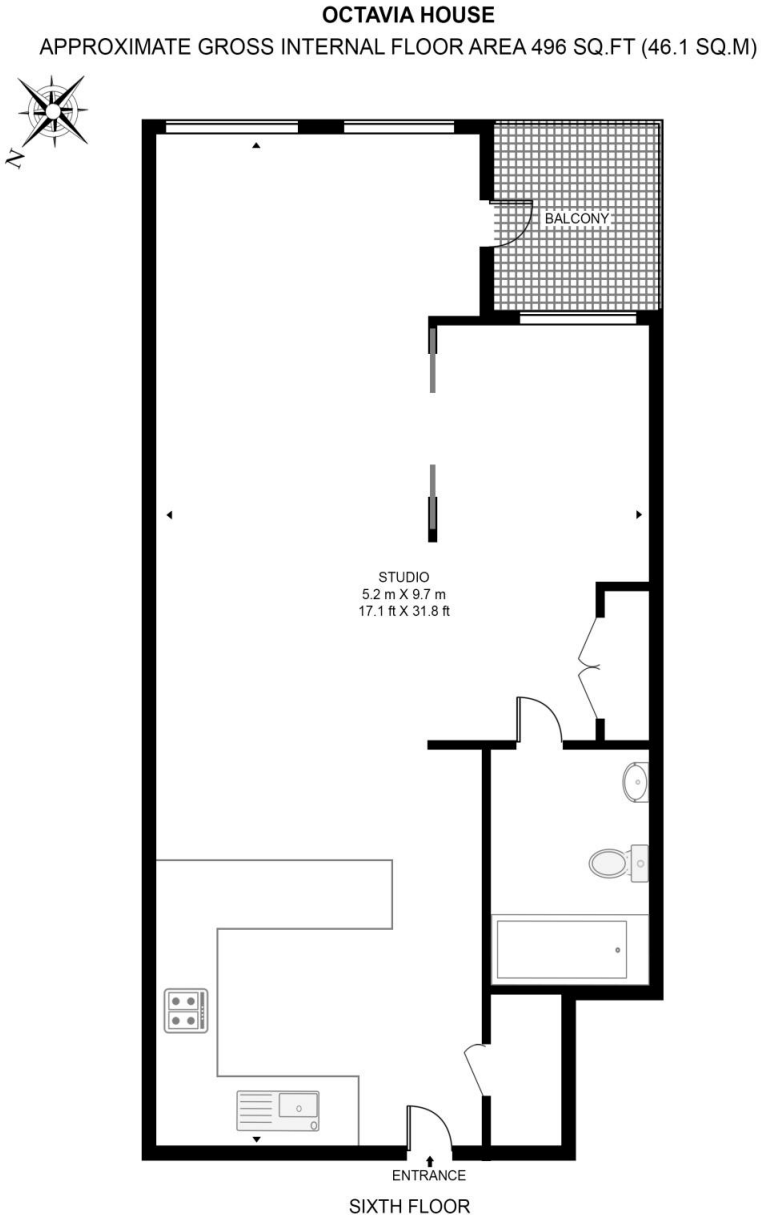


Property Features:

- Large Manhattan Apartment
- Sixth Floor
- 508 Square Feet (Approx.)
- Private South-West Facing 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		

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.

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Tenure: Leasehold
Expires 24/12/2998
Approximately 972 Years Remaining

Ground Rent: £550.00 (per annum)
Review Period: 20 years
Next: 2039
Increase: 100%

Service Charge: £5,190.20 (per annum) for the year 2026

Anticipated Rent: £2,150.00 pcm
Approx. 5.7% Yield

Viewings:

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

Our reference: NIN260013

T: 02032823700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

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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

