



Mahogany House, Lensbury Avenue, Fulham, SW6

Asking Price: £1,000,000

Benham
& Reeves

Mahogany House, Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, modern flat in Imperial Wharf, one of the finest riverside developments. Set on the ground floor, the apartment offers 927 sq. ft. (approx.) of contemporary living space comprising an open-plan reception area featuring floor-to-ceiling windows that open onto a wide terrace that provides views of the surrounding landscaped gardens. There is a fully integrated modern custom made kitchen with high end appliances. The main bedroom benefits from built-in storage and ensuite bathroom, there is a further double bedroom and a family bathroom. The apartment also features air conditioning/heating system, extra storage cupboard in the hallway, wooden flooring throughout and a right to park in the underground car park.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developers St George with on-site amenities include 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community and all the amenities you could wish for, all set within walking distance to the fabulous King's Road, which provides various choices of cuisines, cafes, bars and boutiques.

The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).



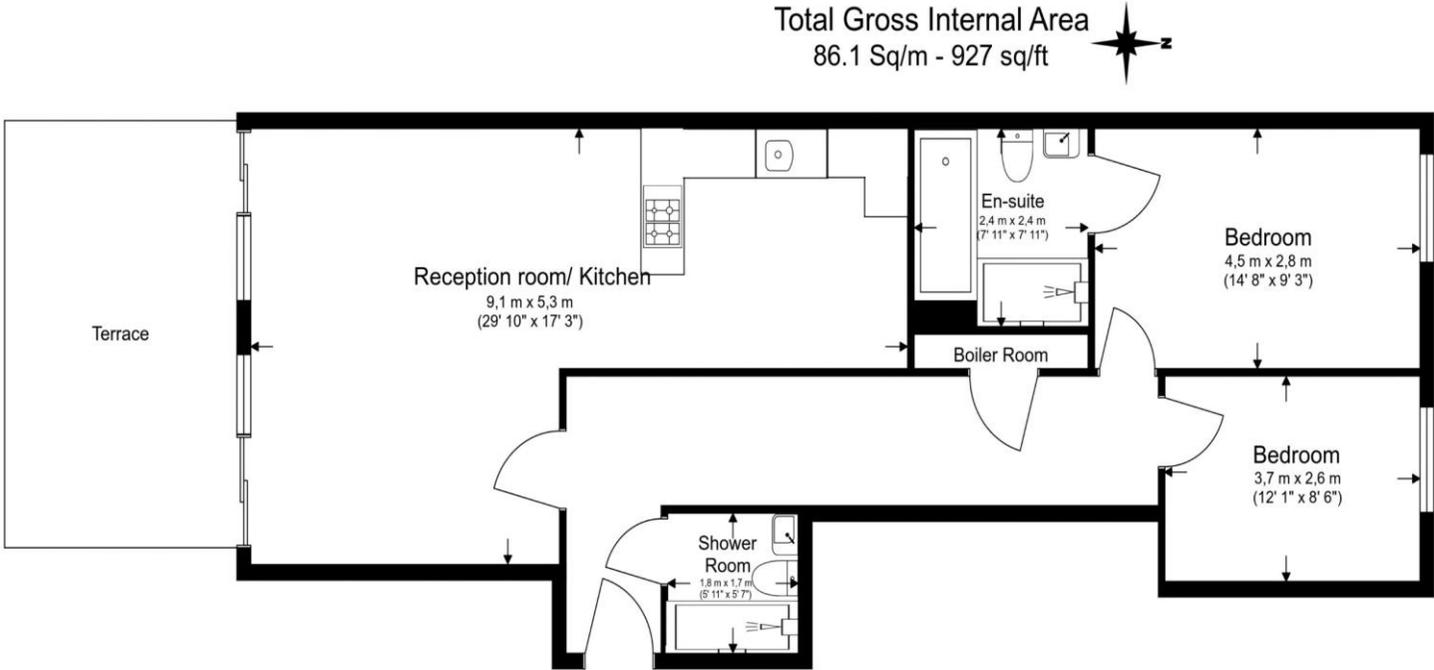


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Ground Floor
- 927 Square feet (Approx.)
- Private Terrace
- Comfort Cooling Throughout
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf Overground Station (Zone 2)



Mahogany House, Lensbury Avenue, Fulham, SW6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	69	71
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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: £1,000,000

Tenure: Leasehold
Expires 25/12/2998
Approximately 975 Years Remaining

Ground Rent: £900 (per annum)
Review period: 20 years
Next: 2039
Increase: Double

Service Charge: £8940 (per annum) for the year 2023

Anticipated Rent: £2,535 pcm
Approx. 3.04 % Yield

Viewings:

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

Our reference: NIN200025

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
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

