



Aspect Court, Lensbury Avenue, Fulham, SW6

Asking Price: £700,000

 Benham
& Reeves

Aspect Court, Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Stunning two bedroom, two bathroom apartment located on the 8th floor of Aspect Court, Imperial Wharf. Extending to approximately 982 square feet, this spacious apartment benefits from a large reception room leading to a balcony offering partial views of the River Thames, a separate fully fitted kitchen, a principal bedroom with built-in wardrobes and access to an ensuite shower room, a second double bedroom and a family bathroom. Additional benefits include wooden flooring, comfort cooling and ample storage.

Imperial Wharf is situated on the banks of the River Thames, on the border of Fulham and Chelsea and comprises residential flats, several shops, and high-end restaurants. Further on-site amenities include a concierge service, extensive communal gardens and a riverside walk forming part of the Thames Path.

Transport links are excellent, with Imperial Wharf overground station only a short stroll away (0.1 miles), which gives access to Clapham Junction (1 stop) and West Brompton (District Line - 1 stop).





Property Features:

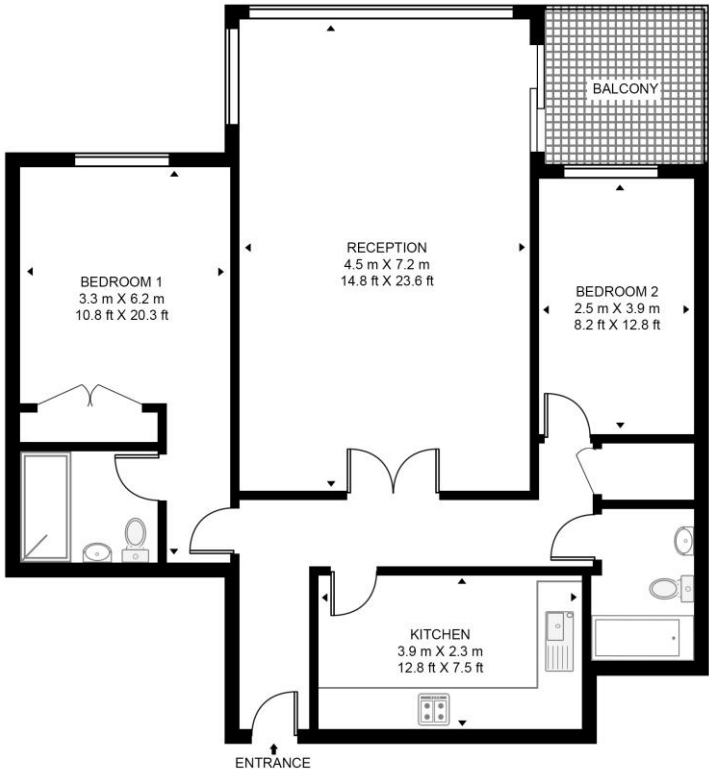
- Two Bedrooms
- Two Bathrooms
- 982 Square Feet (Approx.)
- Eighth Floor
- Balcony with Direct River Views
- 24 Hour Concierge,
- Residential Gym
- Imperial Wharf Station (Zone 2)



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ASPECT COURT, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 980 SQ.FT (91.1 SQ.M)



EIGHTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 30/05/2988 Approximately 961 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 25 years Next: 2049 Increase: 100%
Service Charge:	£10,164.00 (per annum) for the year 2025
Anticipated Rent:	£3,350.00 pcm Approx. 5.7% Yield

Viewings:

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

Our reference: NIN220274

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W: www.benhams.com

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