



# Regal House, Lensbury Avenue, Fulham, SW6

Asking Price: £835,000

 Benham  
& Reeves



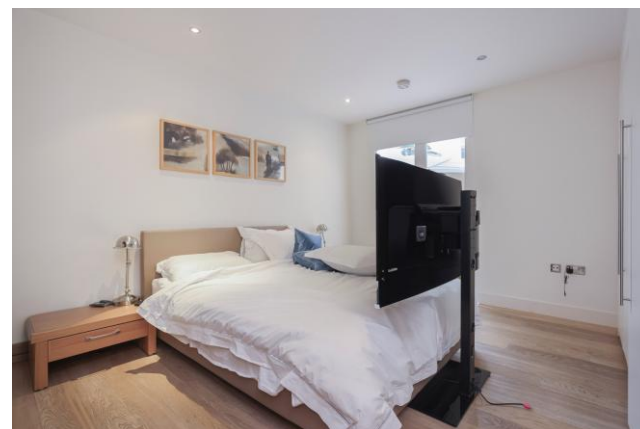
# Regal House, Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning sixth floor two bedroom, two bathroom flat with private south-west facing balcony, set in this prestigious modern riverside development. The property benefits from a large open-plan reception room, with floor to ceiling glass sliding doors leading to a private balcony, allowing for an abundance of natural light and views of the River Thames. The fully fitted kitchen is equipped with modern appliances. The principal bedroom is complete with a built-in wardrobe and en-suite bathroom, a further double bedroom benefiting from excellent storage space and along the corridor there is a separate family bathroom. Additional benefits include wood flooring throughout, comfort cooling and a secure underground parking space.

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

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

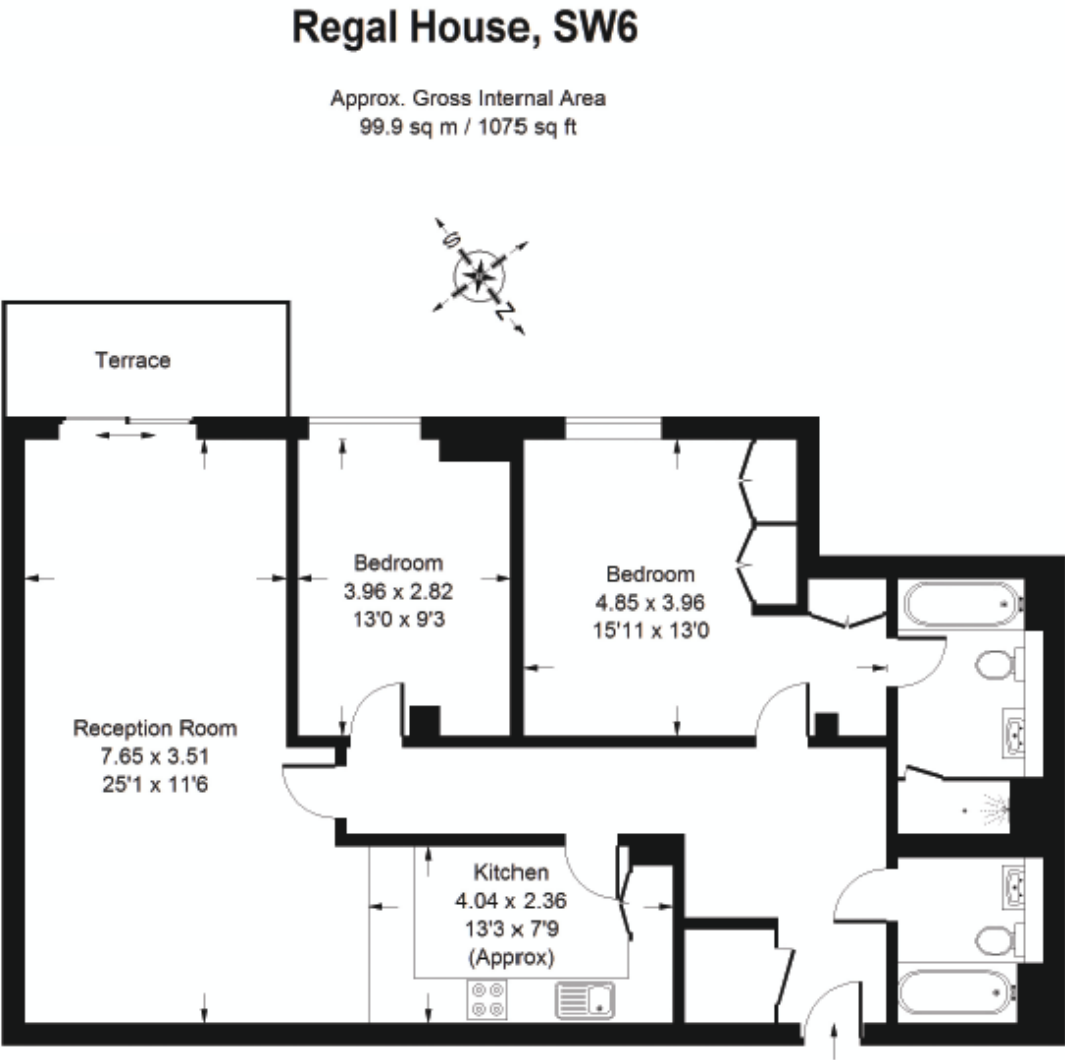





## Property Features:

- Two Bedrooms
- Two Bathrooms
- Sixth Floor
- 1075 Square Feet (Approx.)
- Private Balcony with River View
- Underground Parking Space
- 24-Hour Concierge
- Residents' Gym
- 0.1miles from Imperial Wharf Station





**Sixth Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only.

## Terms & Conditions:

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

Asking Price:	£835,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 25 years Next: 2049 Increase: Double
Service Charge:	£8,222.40 (per annum) for the year 2025
Anticipated Rent:	£3,300.00 pcm Approx. 4.7 % Yield

## Viewings:

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

Our reference: NIN240093

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

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