



# Box Tree House, Lensbury Avenue, Fulham, SW6

Asking Price: £750,000

 Benham  
& Reeves

# Box Tree House, Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightfully bright modern flat in Imperial Wharf, one of the finest riverside developments. Set on the second floor, the apartment offers 911 sq. ft. (approx.) of contemporary living space comprising an open plan reception room with floor-to-ceiling windows affording plenty of natural light, and access to a private balcony with a direct river view. There is a fully integrated modern kitchen with high end appliances, dining area and utility room. The main bedroom benefits from built in storage and en-suite bathroom, there is a further double bedroom and an additional family bathroom. The apartment further benefits from air cooling/heating system, an 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 which include a 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:

- Two Bedrooms
- Two Bathrooms
- 2nd Floor
- 911 Square Feet (Approx.)
- Private Balcony with Direct River Views
- Larger Than Average
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)

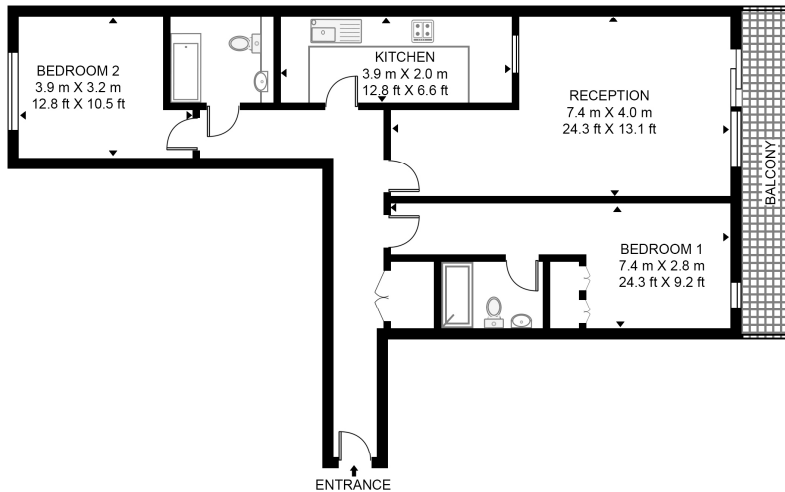


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## BOX TREE HOUSE, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 911 SQ.FT (84.6 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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.

**Asking Price:** £750,000

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

**Ground Rent:** £900.00 (per annum)  
Review period: 20 years  
Next: 2039  
Increase: Double

**Service Charge:** £9,300.00 (per annum) for the year 2024

**Anticipated Rent:** £3,655.00 pcm  
Approx. 5.8% Yield

## Viewings:

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

Our reference: NIN240105

**T:** 02032823700

**E:** imperialwharf.sales@benhams.com

**W:** www.benhams.com

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Singapore | South Africa | Turkey

