



Lensbury Avenue, Fulham, SW6

Asking Price: £725,000

 Benham
& Reeves

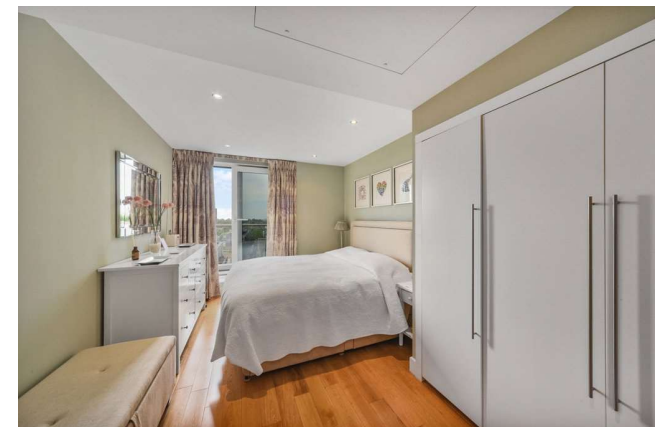
Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the seventh floor is this immaculately presented two bedroom, two bathroom flat spanning an approximate 742 square feet. The property comprises two double bedrooms, two bathrooms, a semi-open-plan living room with a kitchen area, and two private balconies. The semi-open-plan living room and kitchen is well proportioned and has access to the balcony. The kitchen has sliding doors allowing it to be separated from the living area and includes integrated appliances. The principal bedroom consists of wood flooring, an en-suite shower room, built-in wardrobes, and has access to a balcony. Adjacent to the principal bedroom is a second double bedroom, also with wood flooring, floor-to-ceiling windows, and built-in wardrobes. Along the hallway, there is a family bathroom and a storage room. An additional benefit that comes with the flat is Parking.

Imperial Wharf is a riverside complex located on the north bank of the River Thames in SW6, next to Chelsea Harbour. Developed by St George, this elegant development offers numerous on-site amenities, including a 24-hour concierge, a residents' gym, landscaped gardens and a plethora of cafes and restaurants. The complex creates a strong local community atmosphere and provides everything you need within easy reach.

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



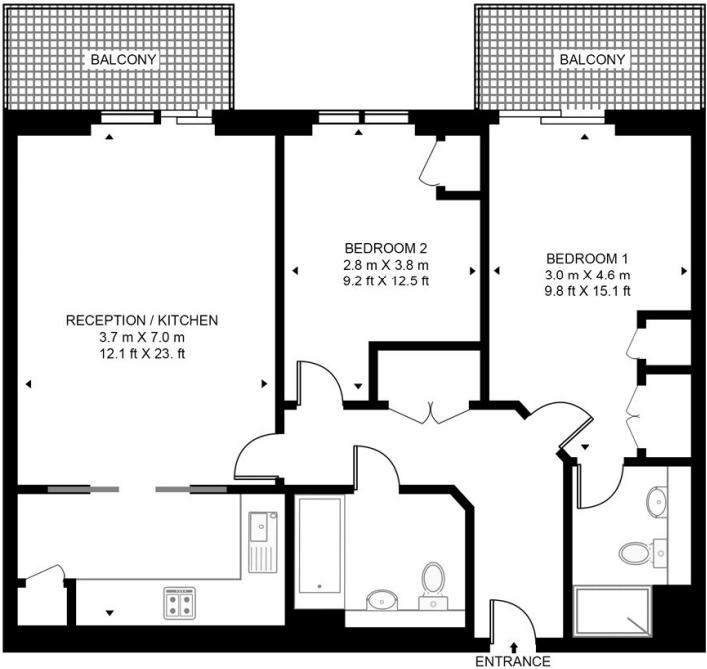


Property Features:


- Two Bedrooms
- Two Bathrooms
- Two Private Balconies
- Seventh Floor
- 742 square feet (approx.)
- Landscaped Gardens
- Imperial Wharf Station (0.1 Miles)
- 24-Hour Concierge
- Gym
- Right to Park



REGAL HOUSE, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 742 SQ.FT (68.9 SQ.M)



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(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 	

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.
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Terms & Conditions:

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

Asking Price:	£725,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500.00 (per annum)
Service Charge:	£5,816.80 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: NIN250079

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

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