



# Townmead Road, Fulham, SW6

Asking Price: £775,000

 Benham  
& Reeves



# Townmead Road, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful two bedroom, two bathroom apartment situated on the 5th floor of Octavia House, the newest building at the hugely popular Imperial Wharf development. Measuring approximately 949 square feet, this impressive corner unit occupies one of the best positions in the building with floor-to-ceiling windows in all rooms, the living room and bedrooms with ample light. From the living room, you find the private balcony which is not overlooked. The designer kitchen is finished in a contemporary style using the highest quality materials and featuring high-end appliances, including an integrated coffee machine and a wine cooler. The modern interior design continues throughout with beautiful stone in both bathrooms and wooden floors in both bedrooms. The bedrooms also feature generous built-in storage.

Other benefits include comfort cooling, wooden flooring, two private balconies, and an underground right to park space.

Located on the north bank of the River Thames in SW6, adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex developed by St George, featuring on-site amenities including 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 a variety 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).





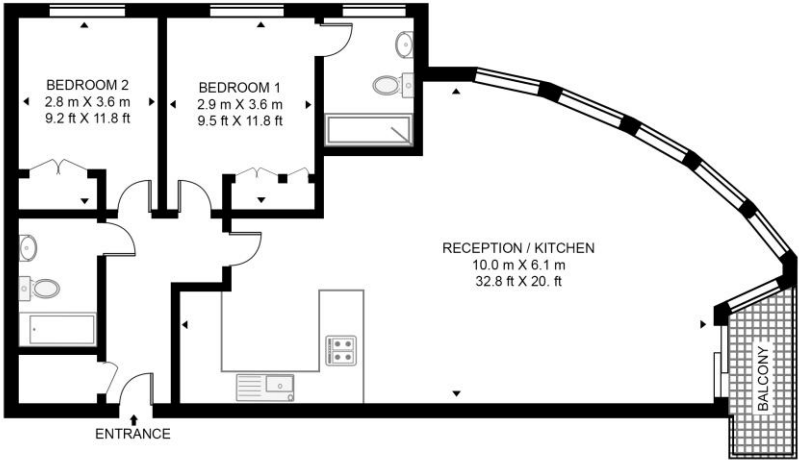
## Property Features:

- Parking Included
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 954 Square Feet (Approx.)
- Private Balconies
- 24-Hour Concierge
- Residential Gym
- Imperial Wharf (London Overground Line, Zone 2)





OCTAVIA HOUSE, IMPERIAL WHARF  
APPROXIMATE GROSS INTERNAL FLOOR AREA 954 SQ.FT (88.6 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 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.  
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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:	£775,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2025
Service Charge:	£9,217.68 (per annum) including car park service charge for the year 2025
Anticipated Rent:	£3,250.00 pcm Approx. 5.0% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250160

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