



Dolphin House, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £1,050,000

 Benham
& Reeves

Dolphin House, Lensbury Avenue, Imperial Wharf, SW6

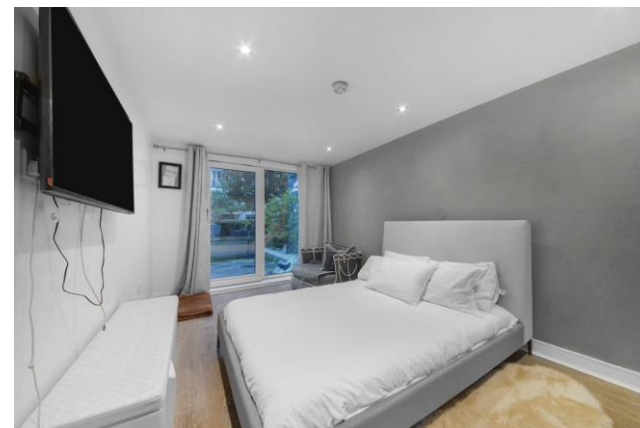
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning ground-floor two bedroom, two bathroom flat with a private terrace, set in this prestigious modern riverside development.

The property benefits from a large open-plan reception room, with floor-to-ceiling glass sliding doors allowing for an abundance of natural light and views over the communal garden. The fully fitted kitchen is equipped with modern appliances. The principal bedroom features a built-in wardrobe and an en-suite bathroom. The second double bedroom has excellent storage space, there is a shared family bathroom and ample storage. The private terrace is accessible from both bedrooms and the reception and has partial views of the River Thames. Additional benefits include wood flooring throughout, comfort cooling and a secure underground parking.

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 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:

- Two Bedrooms
- Two Bathrooms
- 1,171 Square Feet (Approx.)
- Private Terrace
- Underground Parking
- 24h Concierge
- Residents' Gym
- 0.1miles from Imperial Wharf Station



Dolphin House, Lensbury Avenue, Imperial Wharf, SW6

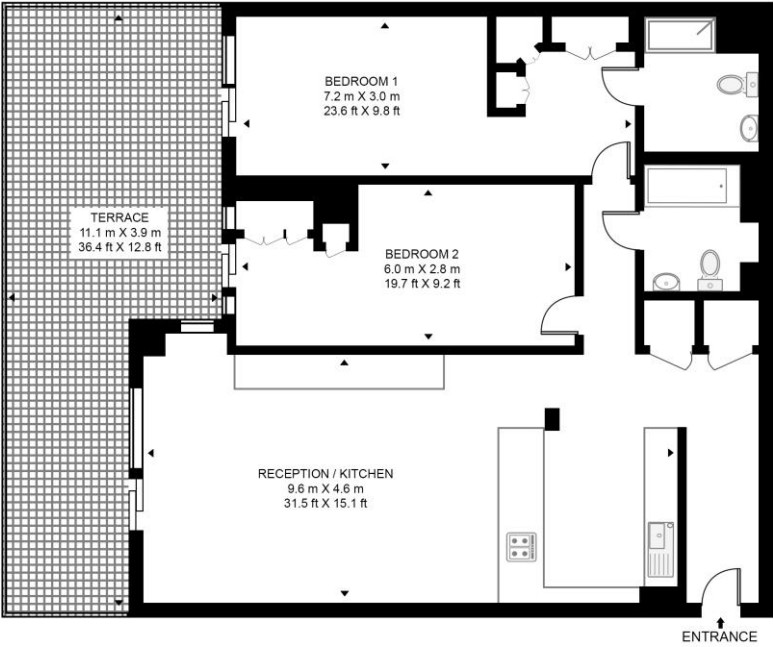


DOLPHIN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1171 SQ.FT (108.8 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

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: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price:	£1,050,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 972 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 20 years Next: 2039 Increase: Double
Service Charge:	£9,000.00 (per annum) For the year 2026

Viewings:

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

Our reference: KEN220069

T: 02032823700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

