



Octavia House, Townmead Road, Imperial Wharf,
Asking Price: £925,000

 Benham
& Reeves

Octavia House, Townmead Road, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful, larger than average two bedroom, two bathroom apartment situated on the 5th floor of Octavia House, the newest building at the hugely popular Imperial Wharf development. Measuring 1152 square feet this impressive corner unit occupies one of the best positions in the building with floor to ceiling windows in all rooms flooding the living room and bedrooms with ample light and both with a partial river view. 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 integrated coffee machine and wine cooler. The contemporary interior design continues throughout with beautiful stone in both bathrooms and wooden floors in both bedrooms. 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 by developers St George with on-site amenities include 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 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, Shepherds Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).



Octavia House, Townmead Road, Imperial Wharf, SW6

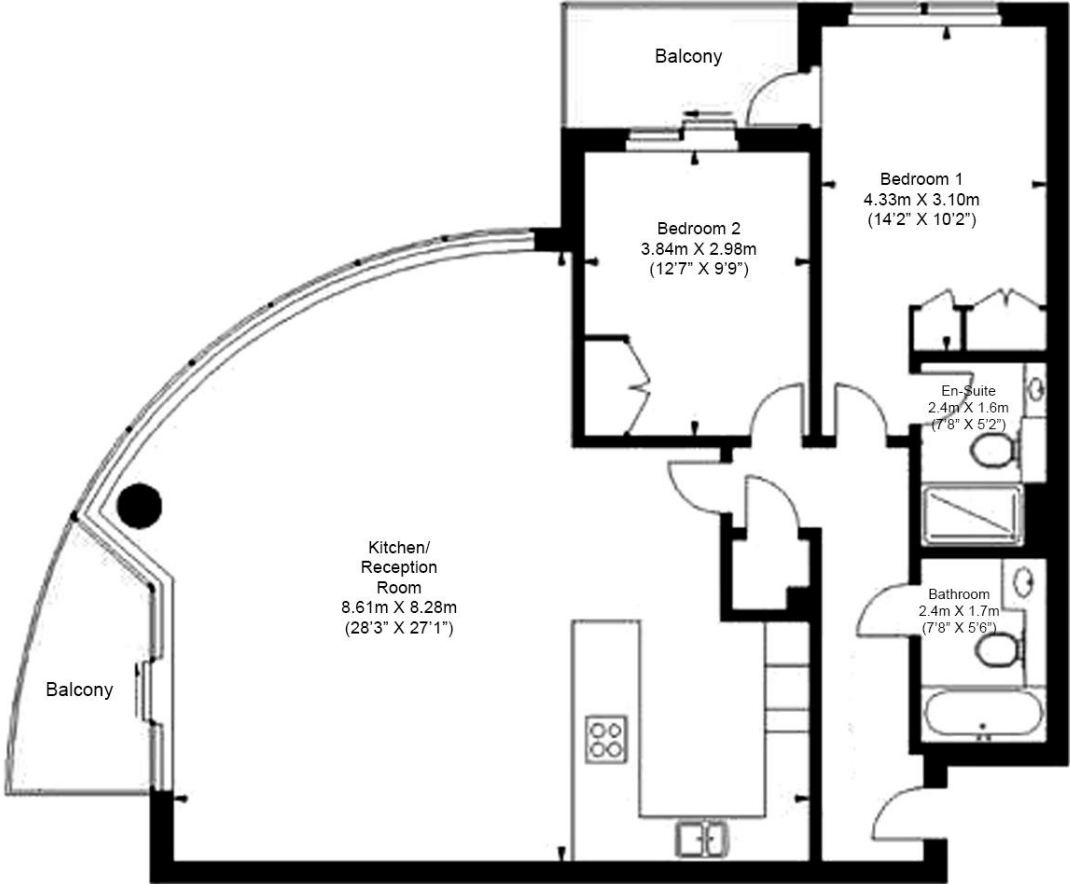


Property Features:

- Parking Included
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 1152 Square Feet (Approx.)
- 2 Private Balconies
- 24 Hour Concierge
- Residential Gym
- Imperial Wharf (London Overground Line. Zone 2)



5th Floor
Total Gross Internal Area
 107 Sq/m - 1152 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(69-80) C		
(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	

Terms & Conditions:

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

Asking Price:	£925,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£800 (per annum) Review Period: 20 Years Next Charge: 2039 Increase: Double
Service Charge:	£10,410 (per annum) for the year 2025

Viewings:

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

Our reference: NIN220312

T: 020 3282 3700

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
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

