



Mahogany House, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £750,000

 Benham
& Reeves

Mahogany House, Lensbury Avenue, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, bright and modern flat in the Imperial Wharf development, one of the finest riverside developments. Set on the third floor, the apartment offers 926 square feet (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 south-east facing balcony with views of the communal gardens and river. There is a fully integrated modern kitchen with high end appliances and includes a breakfast bar. The main bedroom benefits from built-in storage and en-suite bathroom, which also includes a shower. There is a further double bedroom and an additional family shower room. The apartment further benefits from air conditioning/heating system, extra storage cupboard in the hallway and wooden flooring throughout.

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 and all the amenities you could wish for, all set within walking distance of the fabulous King's Road, which provides a varied choice of cuisines, cafes, bars and boutiques.

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).



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Property Features:

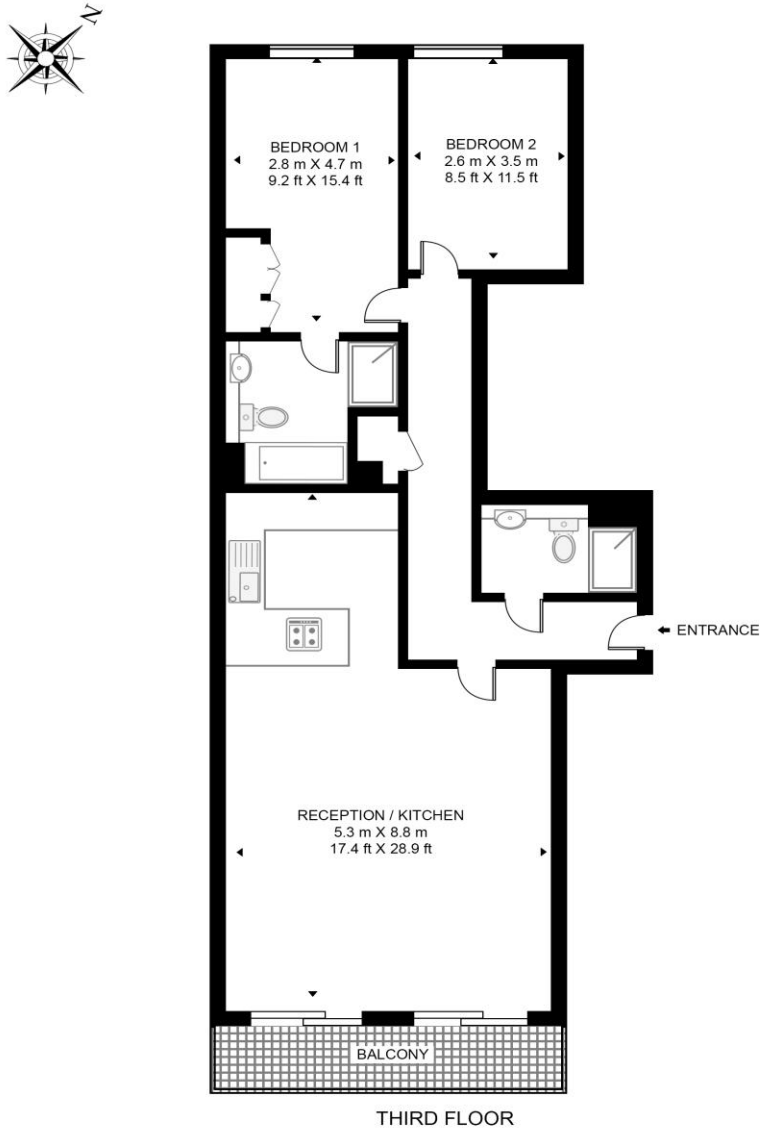
- Two Bedrooms
- Two Bathrooms
- 926 Square Feet (Approx.)
- River Facing Private South-East Balcony
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)




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MAHOGANY HOUSE, LENSBURY AVENUE
APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ.FT (86 SQ.M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	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.

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Tenure: Leasehold
Expires 24/12/2998
Approximately 973 Years Remaining

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

Service Charge: £9,326.31 (per annum) for the year 2025

Anticipated Rent: £3,500.00 pcm
Approx. 5.6% Yield

Viewings:

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

Our reference: NIN240165

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

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