



Aspect Court, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £1,050,000

 Benham
& Reeves

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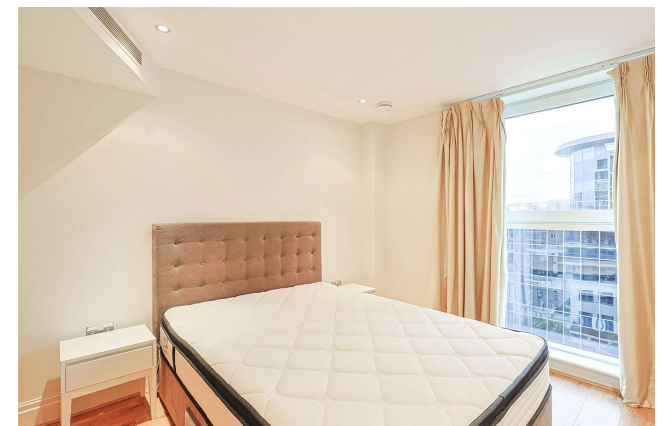
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning river-facing apartment comprises a double-aspect reception room with a dining area and floor-to-ceiling windows leading to a private balcony with panoramic river views. There is a separate kitchen with built-in custom appliances leading to the second private balcony.

The principal bedroom features built-in wardrobes and an en-suite bathroom, and there is another double bedroom with storage and a family shower room. Other benefits include comfort cooling and wooden flooring throughout, and a secure underground parking space.

Located on the north bank of the River Thames in SW6, adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex with onsite 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 various choices of cuisines, cafes, bars and boutiques.

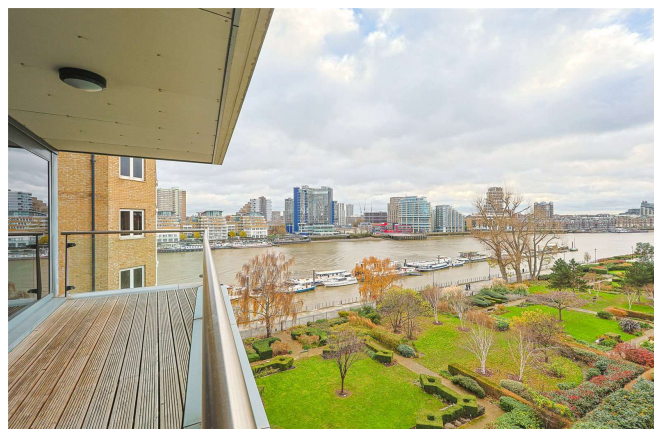
The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line station and Westfield shopping centre) and Fulham Broadway (District line).





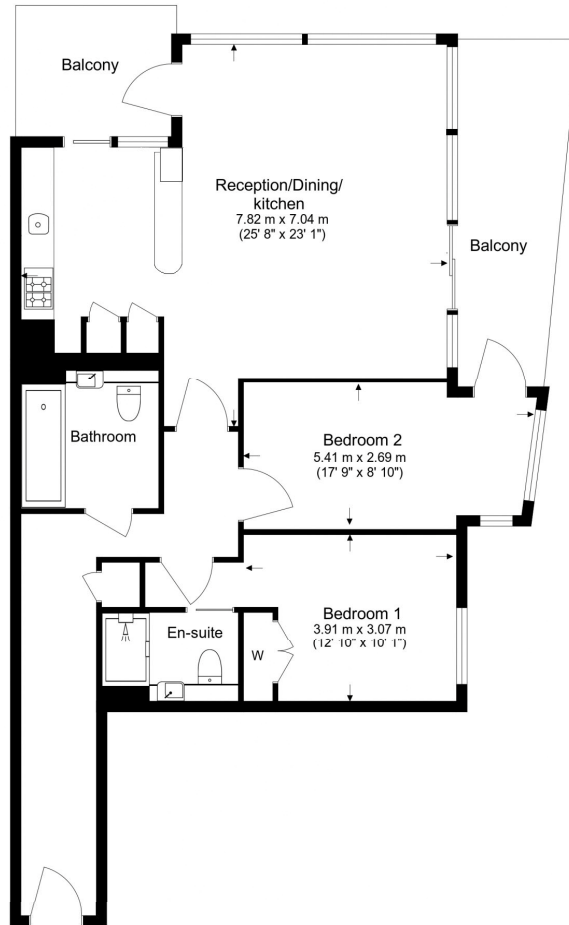
Property Features:

- Two Bedrooms
- Two Bathrooms
- 5th Floor
- 1,051 Square Feet (Approx.)
- Two balconies with Direct River View
- Secure Underground Car Park
- 24 Hour Concierge Service
- Residential Gym
- Imperial Wharf (London Overground Line, Zone 2)



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Total Gross Internal Area
97.6 Sq/m - 1,051 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 14/12/2998 Approximately 973 Years Remaining
Ground Rent:	£600.00 (per annum) Approximately for the year 2025
Service Charge:	£9,300.00 (per annum) Approximately for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 4.6% Yield

Viewings:

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

Our reference: NIN250252

T: 020 3282 3700

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