



Box Tree House, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £750,000

 Benham
& Reeves

Box Tree 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 first floor, the apartment offers 871 square feet (approx.) of contemporary living space comprising an open-plan reception room with floor-to-ceiling windows that afford plenty of natural light and access to a private west-facing balcony with views of the park and the River Thames. There is a fully integrated modern kitchen with high-end appliances. The main bedroom benefits from built-in storage and an en-suite bathroom with a shower. There is a further double bedroom and an additional family shower room. The apartment further benefits from an air-conditioning/heating system, an 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 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 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
- 871 Square Feet (Approx.)
- West-Facing Balcony with River Facing and Park Views
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)

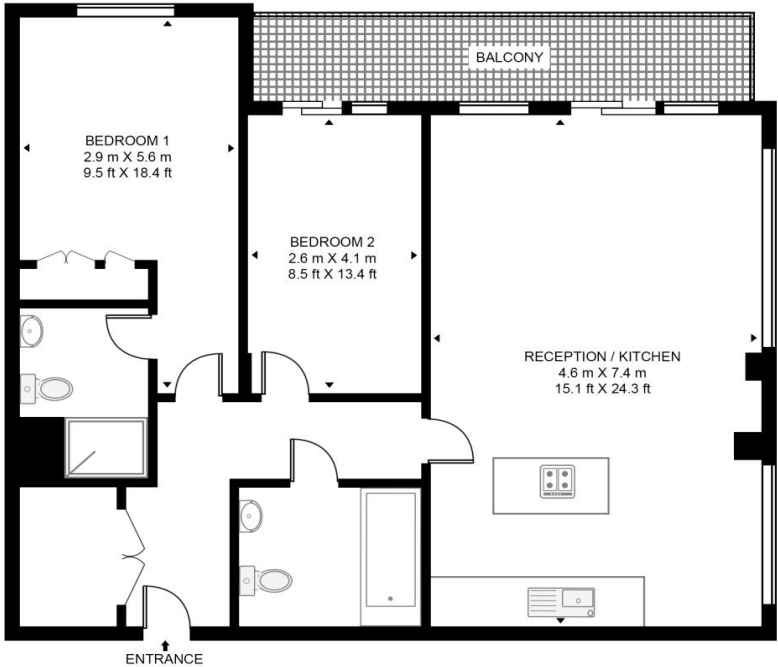


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BOX TREE HOUSE, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ.FT (80.9 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
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:	£750,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 972 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next: 2039 Increase: 100%
Service Charge:	£9,200.00 (per annum) for the year 2026
Anticipated Rent:	£3,250.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: NIN260113

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