



# Dolphin House, Lensbury Avenue, Fulham, SW6

Asking Price: £1,200,000

 Benham  
& Reeves



# Dolphin House, Lensbury Avenue, Fulham, SW6

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated in Dolphin House, Imperial Wharf is this spacious 3 bedroom, 2 bathroom, 5th floor apartment. Spanning an approximate 1165 square feet, this magnificent apartment has features including extensive floor-to-ceiling windows in the reception room with a door leading to a private balcony that overlooks the communal gardens and river. The balcony can also be accessed from all 3 bedrooms, all of which are well proportioned with good storage. The principal bedroom has an en-suite shower room, as well as a walk-in wardrobe. Additional benefits include wood flooring throughout, comfort cooling and a modern fitted kitchen with integrated appliances.

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).

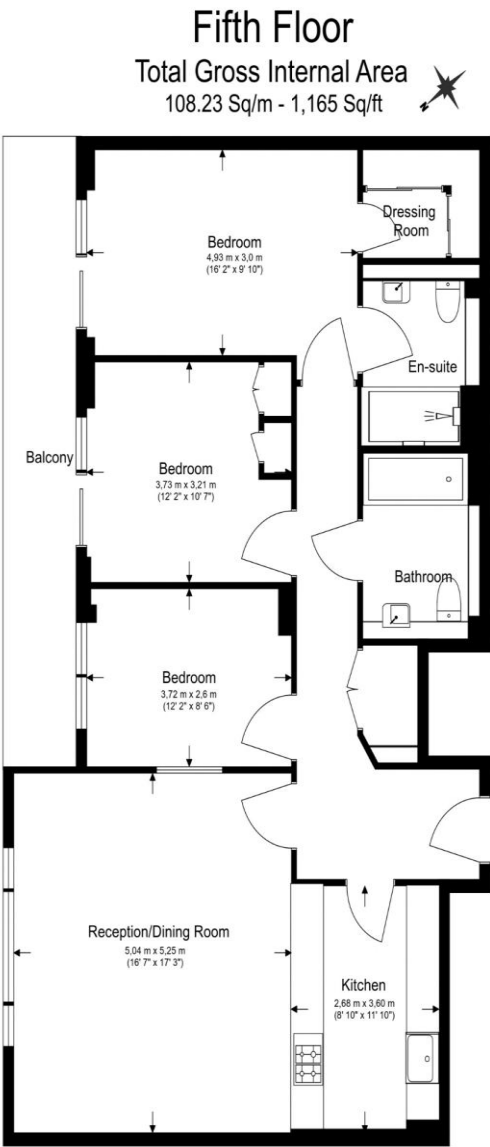





## Property Features:

- Three Bedroom
- Two Bathrooms
- 1165 Square Feet (Approx.)
- Private Balcony
- Right to Park Space
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)





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	84
(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:	£1,200,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£1,000.00 (per annum) Review Period: 20 years Next: 2039 Increase: 100%
Service Charge:	£9,131.00 (per annum) for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 4 % Yield

## Viewings:

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

Our reference: NIN220298

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