



Dolphin House, Lensbury Avenue, Fulham, SW6

Asking Price: £1,300,000

Benham
& Reeves

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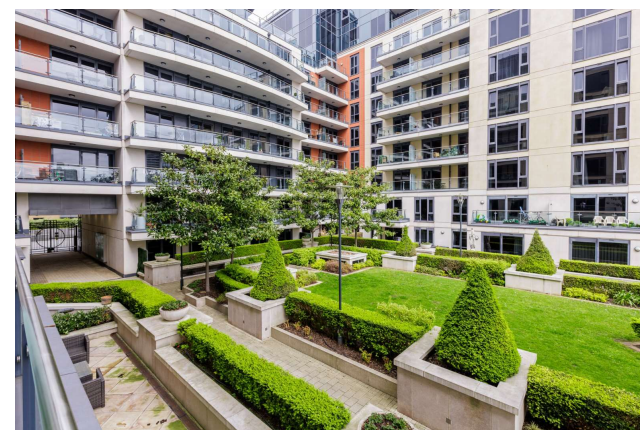
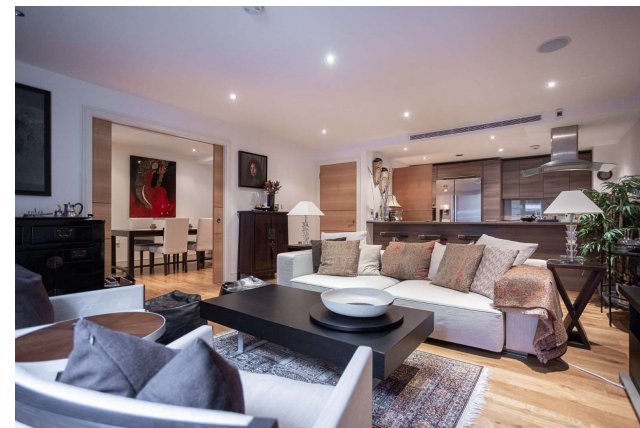
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 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Stunning first floor, three-bedroom, two-bathroom flat set in this prestigious, modern riverside development. Part of the award-winning Imperial Wharf development from St George, this unique and stylish apartment comprises an open plan reception room with dining area and floor-to-ceiling windows leading to a private balcony with panoramic views of the river. The kitchen and utility room both have built-in custom appliances. The principal bedroom has an en-suite shower room, as well as a walk-in wardrobe. Additional benefits include wood flooring throughout and comfort cooling. One car parking space is included.

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 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, Shepherds Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).



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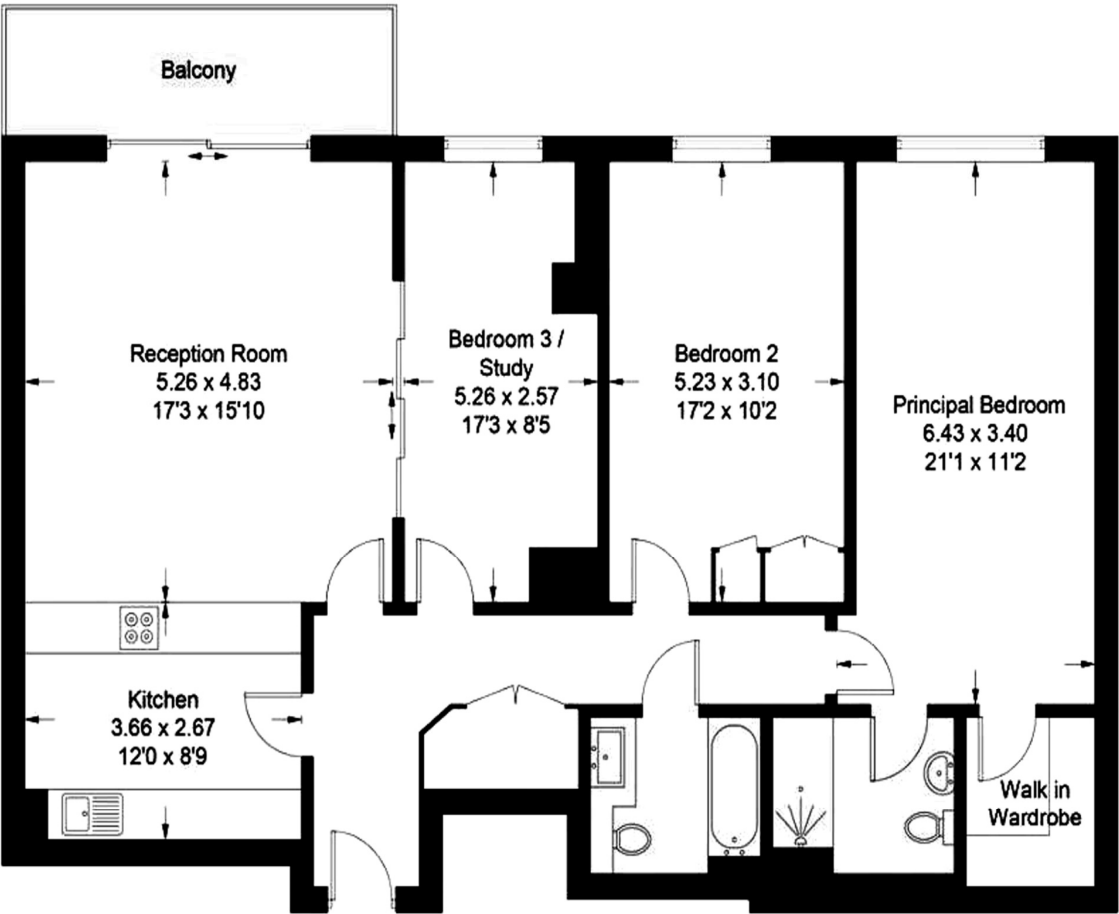


Property Features:

- Three Bedroom
- Two Bathrooms
- 1st Floor
- 1254 Square Feet (Approx.)
- Private Balcony
- One Underground Right to Park Space Included
- 24 Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)



First Floor
Total Gross Internal Area
116.5 Sq/m - 1,254 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	81
(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.

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Tenure: Leasehold
Expires 25/12/2998
Approximately 975 Years Remaining

Ground Rent: £1000 (per annum)
Review period: 20 Years
Next: 2023
Increase: Double

Service Charge: £10500 (per annum) for the year 2023

Viewings:

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

Our reference: NIN220357

T: 020 3282 3700

E: Imperialwharf.sales@benhams.com

W: www.benhams.com

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

