



# Dolphin House, Lensbury Avenue, Fulham, SW6

Asking Price: £2,000,000

Benham  
& Reeves



# Dolphin House, Lensbury Avenue, Fulham, SW6

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Part of the award-winning Imperial Wharf development from developers St George, this three bedroom, three bathroom apartment comprises 2067 square feet of accommodation. The apartment consists of a large open-plan kitchen with upgraded Miele appliances including a coffee machine, steam oven & wine cooler. There are floor to ceiling windows offering a dual aspect surround to the dining / lounge area with access to two south-west facing balconies overlooking the River Thames. The principal bedroom has a dressing room and en-suite bathroom, the two further double bedrooms also have storage space and there are two additional family bathrooms located off the hallway. Other benefits include comfort cooling, wooden flooring, a third private balcony, utility room, built-in ceiling sound system and an underground right to park space.

Imperial Wharf sits on the banks of the River Thames bordering Fulham and Chelsea. These residential flats benefit from communal gardens, shops, high end restaurants and a concierge service all on-site. There is 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.

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).





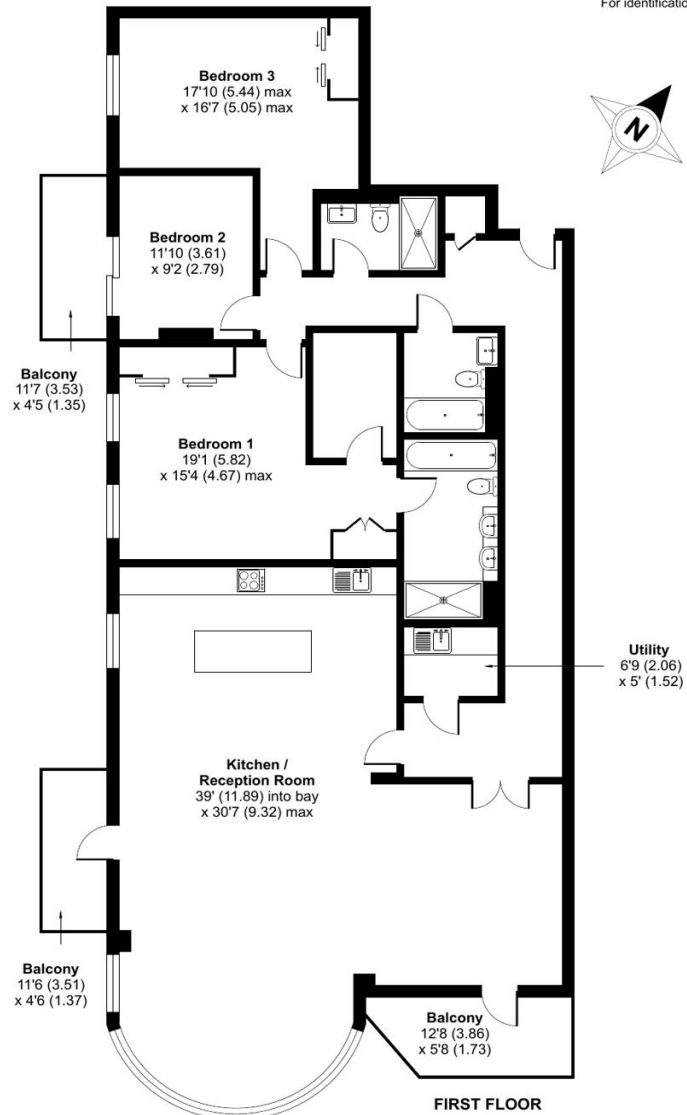
## Property Features:

- Three Bedrooms
- Three Bathrooms
- First Floor
- 2067 Square Feet (Approx.)
- South-West Facing Balconies with Direct River Views
- Luxury Apartment
- Ready to Move
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)



## Dolphin House Lensbury Avenue, Fulham, SW6

Approximate Area = 2067 sq ft / 192 sq m  
For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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: £550.00 (per annum)  
Review period: 20 years  
Next: 2039  
Increase: Double

Service Charge: £19,900.00 (per annum)  
plus £595 pa (approx.) car parking fees for two bays for the year 2024

Anticipated Rent: £7,000.00 pcm  
Approx. 4.2% Yield

## Viewings:

All viewings are by appointment only through our Imperial Wharf Office

Our reference: NIN230128

T: 020 3282 3700

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W: [www.benhams.com](http://www.benhams.com)

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