



Townmead Road, Fulham, SW6

Asking Price: £1,300,000

 Benham
& Reeves

Townmead Road, Fulham, SW6

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Stunning three bedroom, two bathroom apartment set on the 8th floor of Octavia House, the newest building at the hugely popular Imperial Wharf development. Measuring 1,241 square feet, this impressive corner unit occupies one of the best positions in the building with floor-to-ceiling windows in all rooms, flooding the dual aspect living room and bedrooms with ample light. There is an open plan kitchen with built-in custom appliances, a principal bedroom with a built-in wardrobe and an en-suite shower room, two further double bedrooms with storage space, and an additional bathroom. Other benefits include comfort cooling, wooden flooring, a utility room and an underground right to park.

Located on the north bank of the River Thames in SW6, adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developers St George 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 to 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 and Westfield shopping centre) and Fulham Broadway (District line).



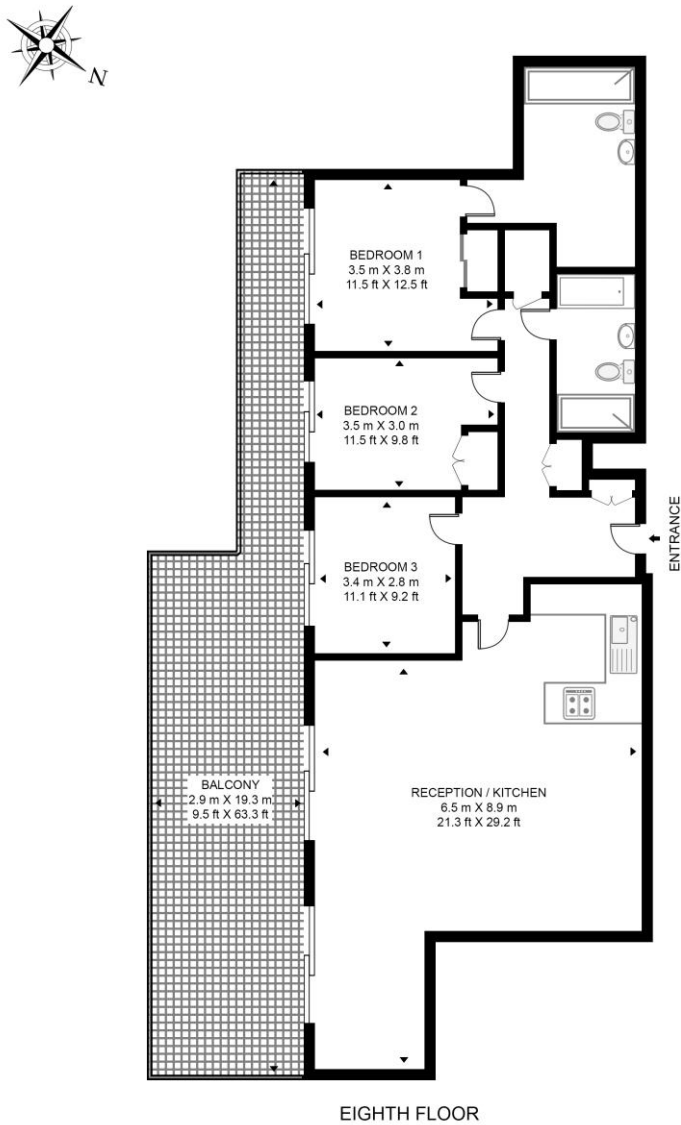


Property Features:

- Three Bedrooms
- Two Bathrooms
- Eighth Floor
- Private Terrace
- 1,241 Square Feet (Approx.)
- Right to Park
- 24-Hour Concierge,
- Residents' Gym
- Imperial Wharf Station (0.1 miles)



OCTAVIA HOUSE, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 1258 SQ.FT (116.9 SQ.M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(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 973 Years Remaining

Ground Rent: £550.00 (per annum)
Review Period: 20 years
Next: 2039
Increase: Double

Service Charge: £10,655.00 (per annum) for the year 2025

Anticipated Rent: £5,500.00 pcm
Approx. 5.1 % Yield

Viewings:

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

Our reference: NIN240041

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