



Octavia House, Townmead Road, Fulham, SW6

Asking Price: £1,100,000

Benham
& Reeves

Octavia House, 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).



Octavia House, Townmead Road, Fulham, SW6

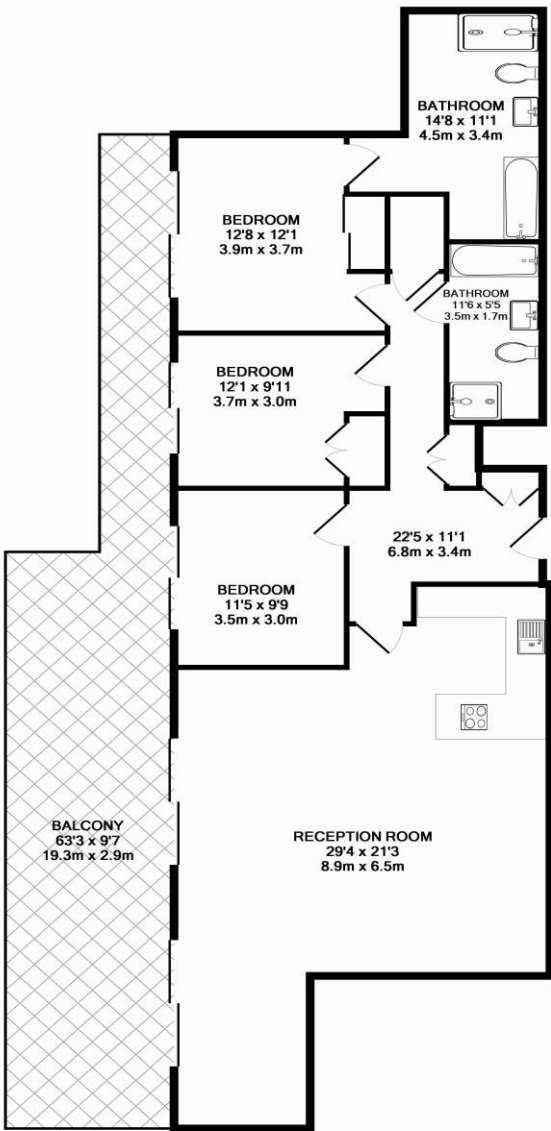


Property Features:


- 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, Townmead Road, Fulham, SW6



OCTAVIA HOUSE - IMPERIAL WHARF
TOTAL APPROX. FLOOR AREA 1254 SQ.FT. (116.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014

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.

Asking Price:	£1,100,000
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:	£5,327.00 (per annum) for the year 2025
Anticipated Rent:	£5,500.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: NIN240041

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

