



Monarch Point, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £995,000

 Benham
& Reeves

Monarch Point, Lensbury Avenue, Imperial Wharf, SW6

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in the renowned Imperial Wharf riverside development is this contemporary three bedroom, two bathroom property situated on the fourth floor of this popular river-facing building. Offering versatile living and entertaining space, the apartment further benefits from direct views of the well-maintained gardens and the River Thames. The apartment comprises an approximate 1,014 square feet of living space and has a well-equipped semi-open plan kitchen. The reception room is spacious and leads to a balcony. The principal bedroom has another balcony and en-suite bathroom. There are floor to ceiling windows throughout the apartment allowing an abundance of light. Additional benefits include wooden flooring and air cooling.

Imperial Wharf is a luxury riverside complex with an abundance of on-site amenities. These include an underground car park, 24-hour concierge, a residents' gym, shops, river paths, beautifully landscaped gardens and a range of cafes and restaurants.

Imperial Wharf Overground station (Zone 2) is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and West Brompton (District line).



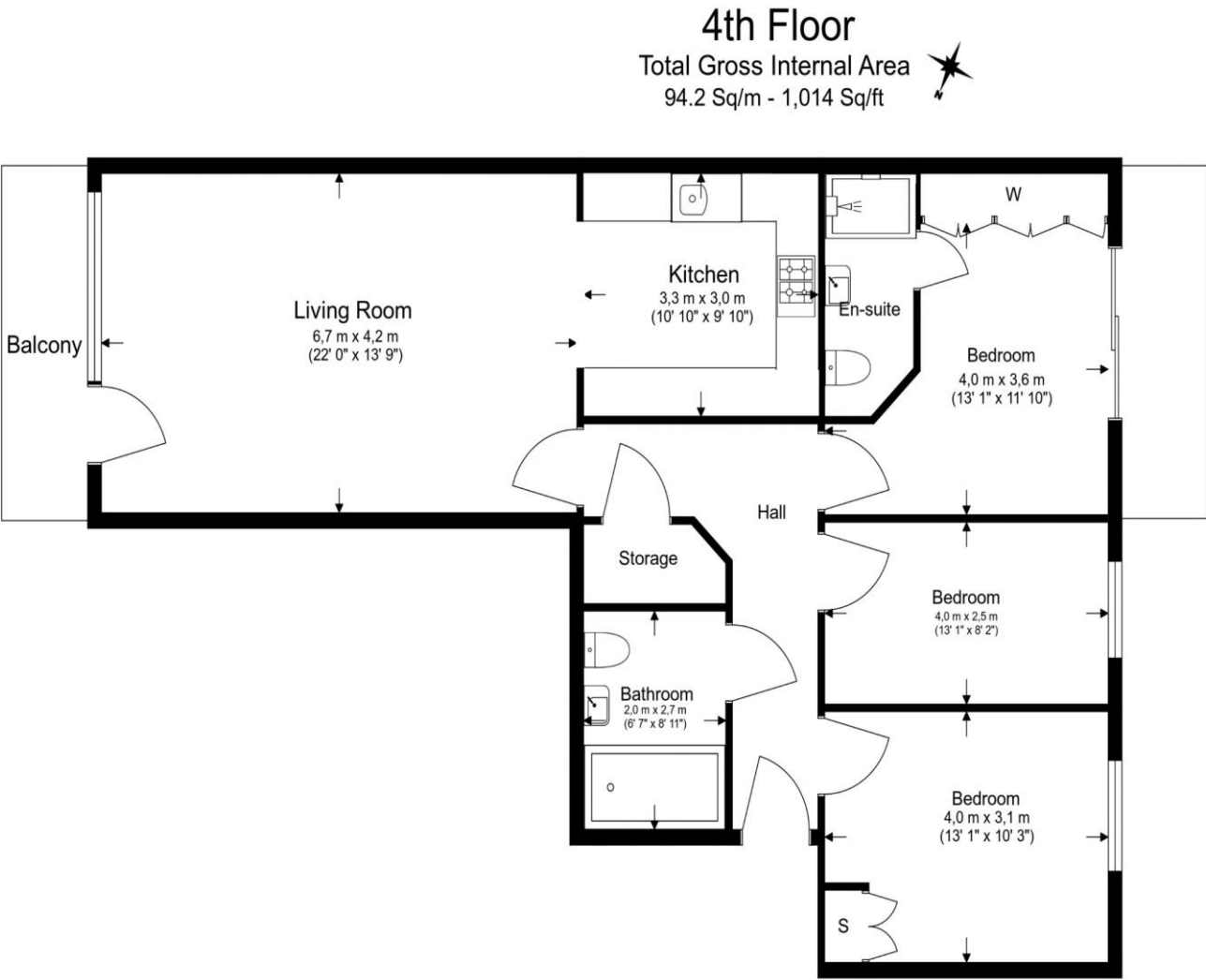
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Property Features:

- Secure Underground Parking Space
- Three Bedrooms
- Two Bathrooms
- Fourth Floor
- 1014 Square Feet (Approx.)
- Dual Aspect
- River Views
- 24 Hour Concierge
- Residents' Gymnasium
- Imperial Wharf Overground Station (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		
(69-80) C	79	80
(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:	£995,000
Tenure:	Leasehold Expires 25/12/2998 Approximately 975 Years Remaining
Ground Rent:	£300 (per annum) Review Period: 25 years Next: 2024 Increase: Double
Service Charge:	£9,432 (per annum) for the year 2023
Anticipated Rent:	£3,033 pcm Approx. 3.7 % Yield

Viewings:

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

Our reference: KEN220101

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

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Singapore | South Africa | Turkey

