



Marina Point, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £1,100,000

 Benham
& Reeves

Marina Point, Lensbury Avenue, Imperial Wharf, SW6

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated in Marina Point, Imperial Wharf is this spacious 3 bedroom, 2 bathroom, 2nd floor apartment. Spanning approximately 1123 square feet, this magnificent apartment has features including extensive floor-to-ceiling windows in the reception room with a door leading to a private balcony that overlooks the communal gardens and the river. The balcony can also be accessed from all the 3 bedrooms, all of which are well-proportioned with good storage. The principal bedroom has an en-suite shower room, as well as a walk-in wardrobe. Additional benefits include wood flooring throughout, comfort cooling and a modern fitted kitchen with integrated appliances.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex with on-site amenities including a 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, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).



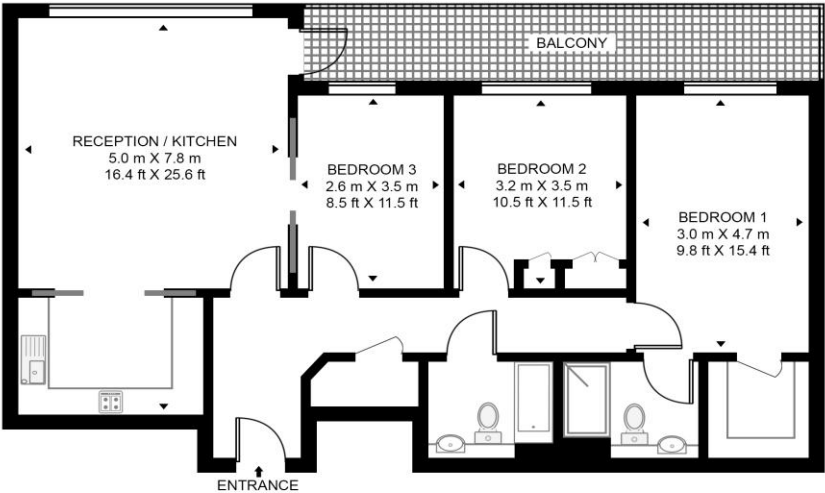


Property Features:

- Three Bedrooms
- Two Bathrooms
- Second Floor
- 1123 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge Service
- Residential Gym
- Communal Garden
- Imperial Wharf (London Overground Line. Zone 2)



MARINA POINT, IMPERIAL WHARF
APPROXIMATE GROSS INTERNAL FLOOR AREA 1123 SQ.FT (104.3 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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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 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£600.00 (per annum) Review Period: 20 years Next: 2044 Increase: Double
Service Charge:	£9,000.00 (per annum) for the year 2025
Anticipated Rent:	£4,571.00 pcm Approx. 5 % Yield

Viewings:

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

Our reference: NIN250090

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W: www.benhams.com

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