



## Monarch Point, Lensbury Avenue, Fulham, SW6

Asking Price: £2,500,000

 Benham  
& Reeves

# Lensbury Avenue, Fulham, SW6

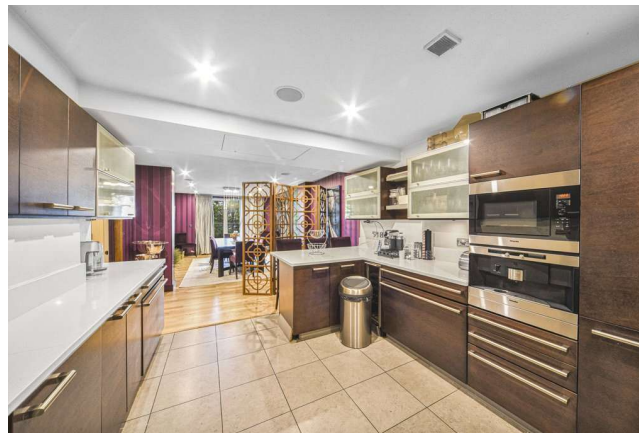
 5 Bedroom (s)  3 Bathroom (s)  Leasehold

Spanning an impressive 2,675 square feet (approximately) is this truly spectacular five bedroom apartment set in the popular riverside development, Imperial Wharf. Throughout, there are large floor-to-ceiling windows bringing in plenty of natural light. As you enter, you will see a long hallway with an array of storage spaces and a WC. The living room presents a perfect space for hosting and living, and paves the way to a large private south-east balcony that has views of the beautiful landscaped gardens and river. Adjacent is the spacious kitchen, which is finished to a high standard and includes integrated appliances, and at the end of the kitchen, there is a handy laundry room. The dining room is beautifully designed and has plenty of space for dining. There are five double bedrooms, two of which include en-suite bath/shower rooms. The principal bedroom has access to a private balcony and has a walk-in wardrobe. The third balcony is also accessible through the second bedroom. An additional benefit that comes with the flat is two right to park spaces.

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 on-site amenities including a 24-hour concierge, a residents' gymnasium, 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 variety of cuisines, cafes, bars and boutique shops.

The Imperial Wharf 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) is approximately 0.8 miles away.



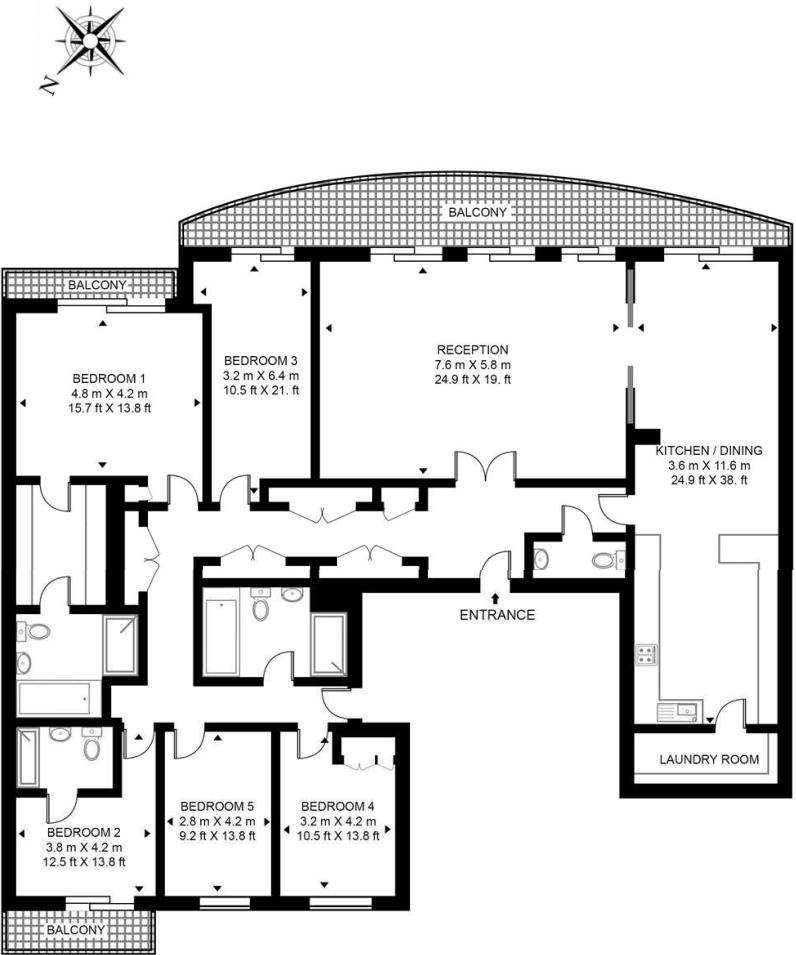


## Property Features:


- Five Bedrooms
- Three Bathrooms
- 1st Floor
- 2,675 Square Feet (Approx.)
- Three Private Balconies
- Two Right to Park Spaces
- 24-Hour Concierge Service
- Residents' Gym
- Imperial Wharf Overground Station (Zone 2)

MONARCH POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA 2675 SQ.FT (248.5 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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:	£2,500,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£1,250.00 (per annum) Review Period: 25 years Next: 2049 Increase: Double
Service Charge:	£23,952.00 (per annum) for the year 2025
Anticipated Rent:	£8,000.00 pcm Approx. 3.8% Yield

## Viewings:

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

Our reference: NIN250095

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