



Mahogany House, Lensbury Avenue, Fulham, SW6

Asking Price: £1,000,000

Benham
& Reeves

Mahogany House, Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful, modern flat in Imperial Wharf, one of the finest riverside developments. Set on the ground floor, the apartment offers 927 sq. ft. (approx.) of contemporary living space comprising an open-plan reception area featuring floor-to-ceiling windows that open onto a wide terrace that provides views of the surrounding landscaped gardens. There is a fully integrated modern custom made kitchen with high end appliances. The main bedroom benefits from built-in storage and en-suite bathroom, there is a further double bedroom and a family bathroom. The apartment also features air conditioning/heating system, extra storage cupboard in the hallway, wooden flooring throughout and a right to park in the underground car 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 on-site amenities include 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).



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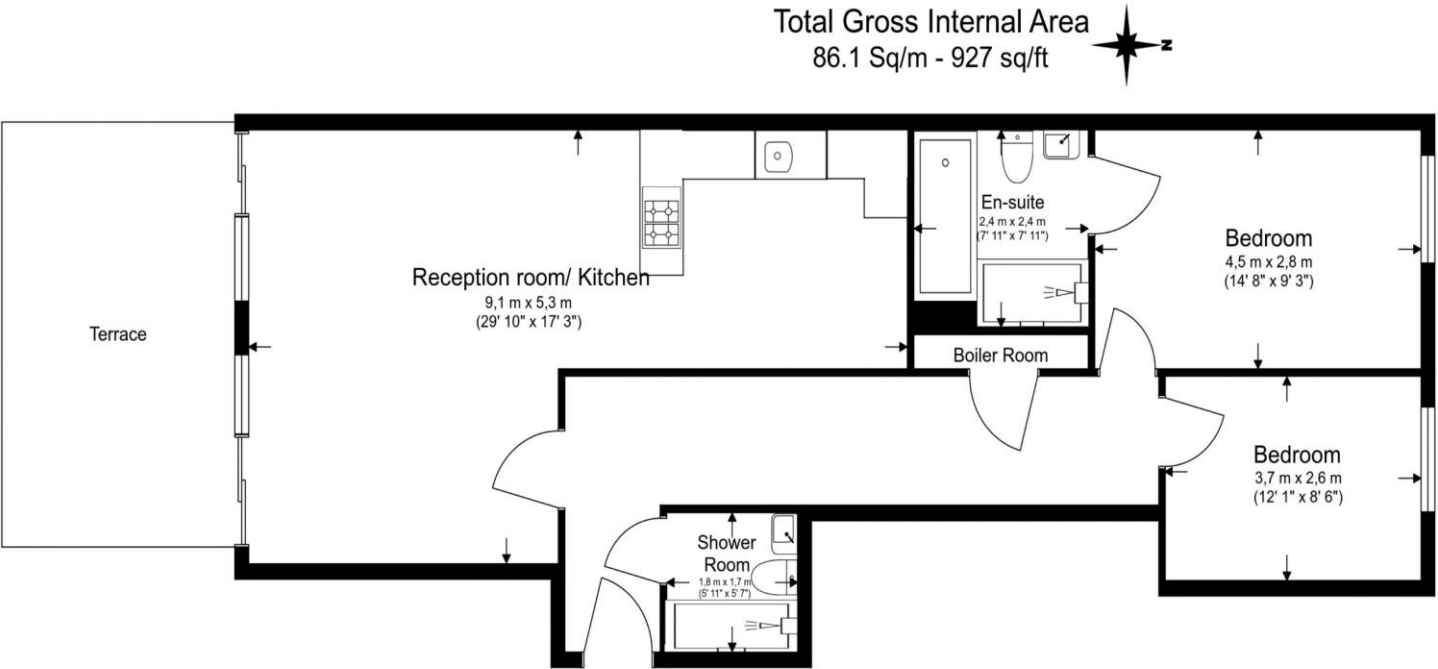


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Ground Floor
- 927 Square feet (Approx.)
- Private Terrace
- Comfort Cooling Throughout
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf Overground Station (Zone 2)



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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	69	71
(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 975 Years Remaining

Ground Rent: £900 (per annum)
Review period: 20 years
Next: 2039
Increase: Double

Service Charge: £8940 (per annum) for the year 2023

Anticipated Rent: £2,535 pcm
Approx. 3.04 % Yield

Viewings:

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

Our reference: NIN200025

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Singapore | South Africa | Turkey

