



Octavia House, Townmead Road, London, SW6

Asking Price: £300,000

Benham
& Reeves

Octavia House, Townmead Road, London, SW6

 Studio

 1 Bathroom

 Leasehold

Beautifully presented throughout, this stunning Studio apartment, situated on the third floor and spanning approximately 303 square feet, comprises a stylish fitted kitchen area with fully integrated appliances, a large living/sleeping area, and a three-piece bathroom suite. The property also benefits from wooden flooring, ample storage and a video entry phone system.

The Imperial Wharf development has a 24-hour concierge, communal gardens and green spaces throughout, a residents' gymnasium and a selection of local amenities including a local supermarket, restaurant, coffee shop and a riverside pub.

Imperial Wharf Overground Station is in close proximity (0.1 mile) and offers a quick connection to either West Brompton (District line) or Clapham Junction Overground station.





Property Features:

- Studio Apartment
- Third Floor
- 303 Square Feet (Approx.)
- Fully Fitted Kitchen
- Modern and Spacious
- 24-Hour Concierge, Lift Access
- Residents' Gymnasium
- Imperial Wharf and Fulham Broadway Stations (Zone 2)

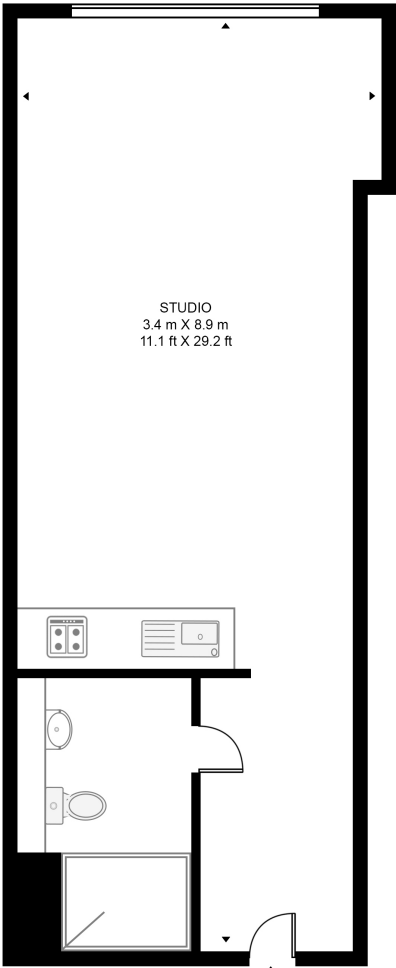


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OCTAVIA HOUSE, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 303 SQ.FT (28.2 SQ.M)



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £300,000

Tenure: Leasehold
Expires 24/12/2998
Approximately 972 Years Remaining

Ground Rent: £300.00 (per annum)
Review Period: 20 Years
Next Charge: 2039
Increase: Double

Service Charge: £2,000.00 (per annum) approx. for the year 2026

Anticipated Rent: £2,000.00 pcm
Approx. 8.0% Yield

Viewings:

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

Our reference: KEW250077

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