



Regal House, Lensbury Avenue, Fulham, SW6

Asking Price: £720,000

Benham
& Reeves

Regal House, Lensbury Avenue, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A two bedroom apartment situated on the first floor of Regal House within the Imperial Wharf development spanning a generous 883 square feet (approx.) of living space. This apartment briefly comprises a large open-plan reception area leading to a private balcony with river-facing views. Fully fitted kitchen with integrated appliances, principal bedroom with an en-suite bathroom, second double bedroom and second bathroom. Both bedrooms have access to an additional balcony and the apartment also benefits from a comfort cooling system and a right to park space in the secure 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 including 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 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 West Brompton (District line). Fulham Broadway (District line) is 0.8 miles away.





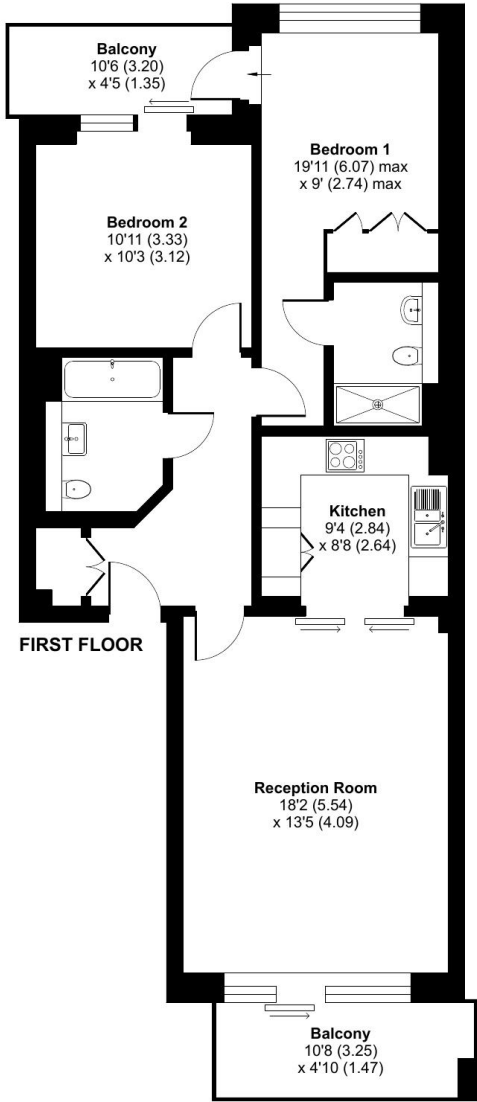
Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 883 Square Feet (Approx.)
- Private Balcony with River View
- 24 Hour Concierge
- Resident's Gym
- Imperial Wharf Overground Station (Zone 2)



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Approximate Area = 833 sq ft / 77.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Benham & Reeves. REF: 1121567

Terms & Conditions:

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

Asking Price:	£720,000
Tenure:	Leasehold Expires 25/12/2998 Approximately 974 Years Remaining
Ground Rent:	£250.00 (per annum) for year 2024
Service Charge:	£6,681.76 (per annum) for year 2024 including £520 parking.
Anticipated Rent:	£2,560 pcm Approx. 4.3 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240032

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