



## Glenrosa Street, Imperial Wharf, SW6

Asking Price: £895,000

Benham  
& Reeves

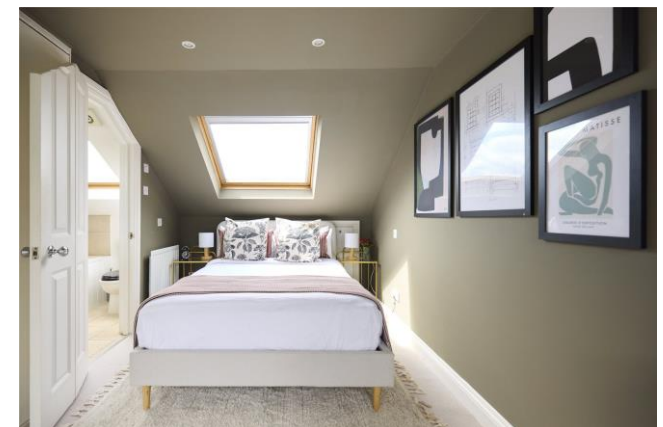
# Glenrosa Street, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A charming 3 bedroom first and second floor period maisonette, offering over 800 square feet of internal living space. The principal bedroom features an en-suite bathroom and double doors that open onto a south-facing terrace. Adjacent to the principal bedroom is a thoughtfully designed laundry room. The second bedroom includes built-in wardrobes, carpeted flooring and south-facing windows, bringing plenty of natural light. The bright living room, with its high ceilings, and bay windows, creates an inviting and airy atmosphere. The modern, spacious kitchen is equipped with integrated appliances, including a gas hob, built-in oven, and extractor fan. Additionally, there is an immaculately designed 3-piece bathroom suite and another double bedroom.

The property is situated on Glenrosa Street, conveniently located for the popular Sands End pub and Wandsworth Bridge Road, where you will find a variety of local bars, shops, and restaurants.

Transport links are excellent, with Fulham Broadway tube station (0.9 miles) and Imperial Wharf Overground station (0.3 miles) nearby. Additionally, bus routes at the end of the street provide easy access to Earls Court, Hammersmith, and Clapham Junction. For a scenic commute, the river bus service from Chelsea Harbour/Imperial Wharf offers frequent routes to Blackfriars and Canary Wharf.



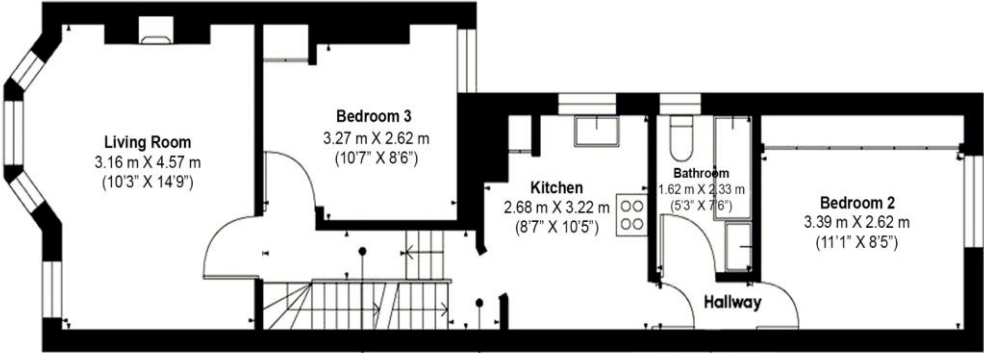


## Property Features:

- 3 Bedrooms
- 3-piece Bathroom
- First & Second Floors
- Split Level
- On-Street Parking
- Imperial Wharf Overground Station (0.3 Miles)
- Fulham Broadway Station (0.9 Miles)
- Period Conversion

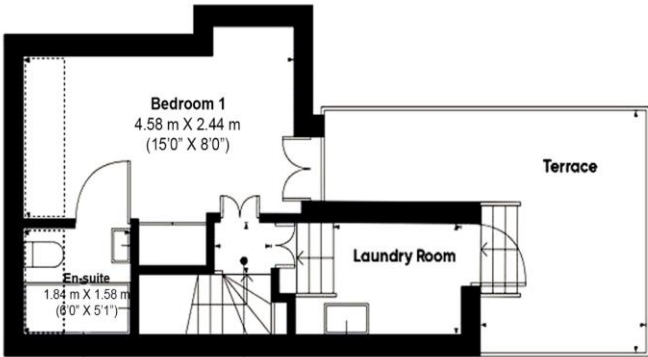


**Total Gross Internal Area**  
75.97 Sq/m - 817.7 Sq/ft



Stairway 1 and Landing 1  
Stairway 2 and Landing 2

Floor 1



Stairway 3 and Landing 3

Floor 2

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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: £895,000

Tenure: Share of Freehold  
Expires 18/01/3010  
Approximately 985 Years Remaining

Anticipated Rent: £3,000.00 pcm  
Approx. 4.0% Yield

## Viewings:

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

Our reference: KEW240010

T: 020 3282 3700

E: [Imperialwharf.sales@benhams.com](mailto:Imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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