



# Consort House, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £675,000

 Benham  
& Reeves

# Consort House, Lensbury Avenue, Imperial Wharf, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A lovely two bedroom, two bathroom flat providing 742 square feet (approx.) of internal living space set on the fifth floor in the scenic Imperial Wharf development. The property consists of two double bedrooms, two bathrooms, open-plan living room and kitchen, and two private west facing balconies. The principal bedroom consists of carpet flooring, three piece en-suite bathroom, built-in wardrobes and access to a balcony. Adjacent to the principal bedroom is a second double bedroom, also with carpeted flooring, double glazed windows and built-in wardrobes. The kitchen has plenty of cabinet storage and includes integrated appliances. Alongside the kitchen, you can find the well proportioned living room where you can access the second private balcony. Additional benefits includes wooden flooring, double glazed windows, secure entrance into the development and allocated parking.

Imperial Wharf is a luxurious riverside complex located on the north bank of the River Thames in SW6, next to Chelsea Harbour. Developed by St George, this elegant development offers numerous on-site amenities, including a 24-hour concierge, a residents' gym, landscaped gardens and a plethora of cafes and restaurants. The complex creates a strong local community atmosphere and provides everything you need within easy reach.

Imperial Wharf rail station is conveniently located 0.1 miles away, offering quick connections to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre), and Fulham Broadway (District line).







## Property Features:

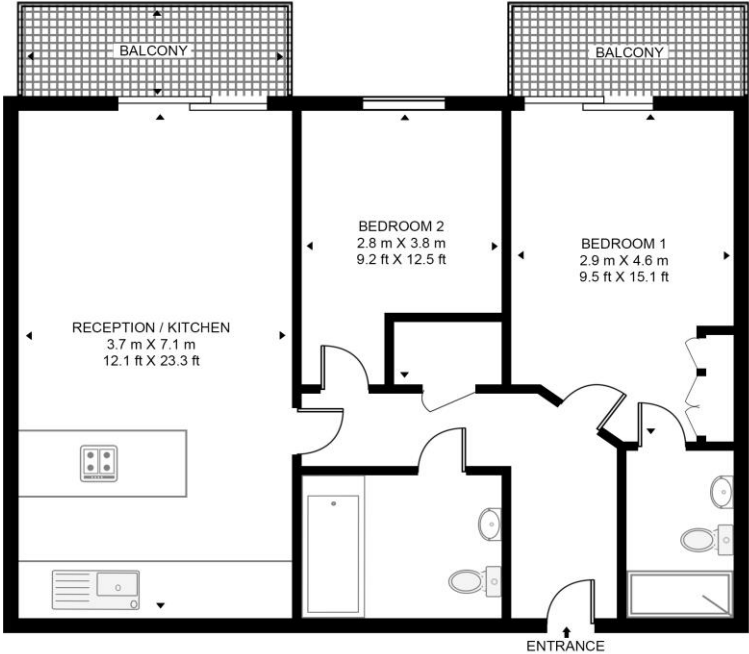
- Two Bedrooms
- Two Bathrooms
- Two Private West Facing Balconies
- 742 square feet (approx.)
- Landscaped Gardens
- Imperial Wharf Station (0.1 Miles)
- 24-Hour Concierge
- Gym
- Right to Park




# Consort House, Lensbury Avenue, Imperial Wharf, SW6



**CONSORT HOUSE, LENSBURY AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 742 SQ.FT (68.9 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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.  
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## Terms & Conditions:

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

Asking Price: £675,000

Tenure: Leasehold  
Expires 25/12/2998  
Approximately 974 Years Remaining

Ground Rent: £250.00 (per annum)  
Review period: 25 years  
Next Review: Dec 2024  
Increase: Double

Service Charge: £5,779.60 for the year 2024 plus £520 approx. car park service charge (per annum)

Anticipated Rent: £3,033.00 pcm  
Approx. 5.4 % Yield

## Viewings:

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

Our reference: NIN230161

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

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

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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Singapore | South Africa | Turkey

