



Monarch Point, Lensbury Avenue, Imperial Wharf, SW6

Asking Price: £975,000

 Benham
& Reeves

Monarch Point, Lensbury Avenue, Imperial Wharf, SW6

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in the renowned Imperial Wharf riverside development is this contemporary three bedroom, two bathroom property situated on the fourth floor of this popular river facing building. Offering versatile living and entertaining space, the apartment further benefits from direct views of the well-maintained gardens and the River Thames. The apartment comprises an approximate 1,032 square feet of living space and has a well-equipped semi-open plan kitchen. The reception room is spacious and leads to a balcony. The principal bedroom has another balcony and en-suite bathroom. There are floor to ceiling windows throughout the apartment allowing an abundance of light. Additional benefits include wooden flooring and air cooling.

Imperial Wharf is a luxury riverside complex with an abundance of on-site amenities. These include an underground car park, 24 hour concierge, a residents' gym, shops, river paths, beautifully landscaped gardens and a range of cafes and restaurants.

Imperial Wharf Overground station (Zone 2) 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).





Property Features:

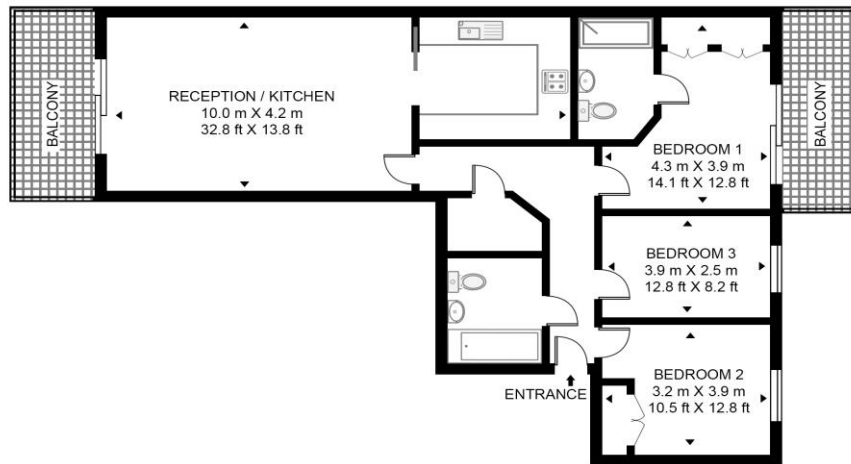
- Three Bedrooms
- Two Bathrooms
- Fifth Floor
- 1032 Square Feet (Approx.)
- River Views
- 24 Hour Concierge
- Residents' Gymnasium
- Imperial Wharf Overground Station (Zone 2)



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MONARCH POINT, LENSBURY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1032 SQ.FT (95.9 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.

Terms & Conditions:

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

Asking Price:	£975,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 974 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£8,662.86 (per annum) for the year 2024 (including car park)
Anticipated Rent:	£4,000.00 pcm Approx. 4.9 % Yield

Viewings:

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

Our reference: NIN240222

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W: www.benhams.com

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