

Octavia House, Townmead Road, Imperial Wharf, SW6

Asking Price: £400,000

Benham & Reeves

Octavia House, Townmead Road, Imperial Wharf, SW6

1 Bedroom (s) 1 Bathroom (s) Leasehold

Beautifully presented throughout, this stunning Manhattan studio apartment is situated on the 5th floor and spans approximately 510 square feet. This property features a south-west facing balcony and comprises a stylish open-plan kitchen/reception room with fully integrated appliances, a double bedroom and a three-piece bathroom suite. The property also benefits from underground right to park space, wooden flooring, ample storage, and a video entry phone system.

The Imperial Wharf development features a 24-hour concierge, communal gardens and green spaces, a residents' gymnasium, and a selection of local amenities, including a 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.







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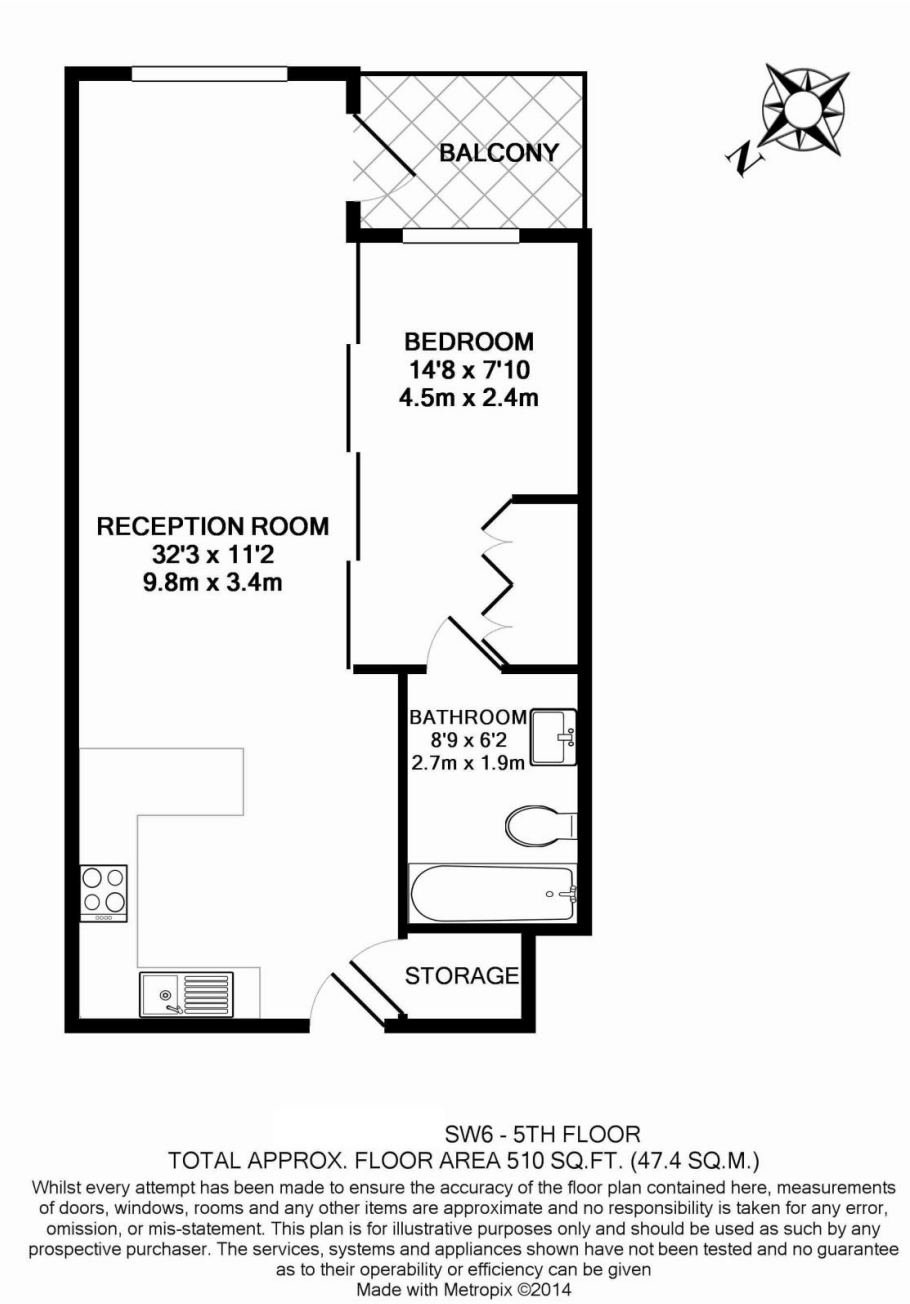




Property Features:

- Secure Underground Parking
- Large Manhattan Apartment
- Fifth Floor
- 508 Square Feet (Approx.)
- Private South-West Facing Balcony
- Modern and Spacious
- 24-Hour Concierge
- Residents' Gymnasium
- Imperial Wharf and Fulham Broadway Stations (Zone 2)

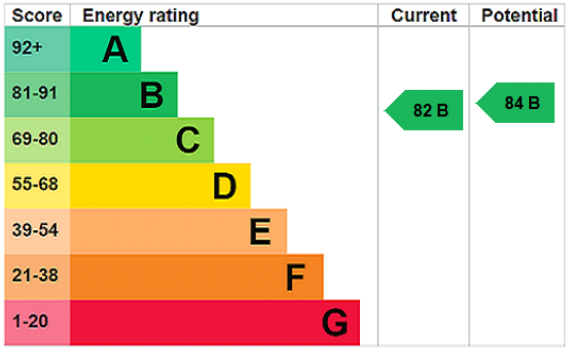
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SW6 - 5TH FLOOR
TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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:	£400,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 971 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 20 years Next: 2039 Increase: 100%
Service Charge:	£5,871.14 (per annum) for the year 2026, including a car park
Anticipated Rent:	£2,250.00 pcm Approx. 6.8% Yield

Viewings:

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

Our reference: NIN220179

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