

Octavia House, Townmead Road, Imperial Wharf, SW6

Asking Price: £850,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A beautiful, larger than average two bedroom, two bathroom apartment situated on the 5th floor of Octavia House, the newest building at the hugely popular Imperial Wharf development. Measuring 1152 square feet this impressive corner unit occupies one of the best positions in the building with floor to ceiling windows in all rooms flooding the living room and bedrooms with ample light and both with a partial river view. From the living room you find the private balcony which is not overlooked. The designer kitchen is finished in a contemporary style using the highest quality materials and featuring high end appliances including integrated coffee machine and wine cooler. The contemporary interior design continues throughout with beautiful stone in both bathrooms and wooden floors in both bedrooms. Bedrooms also feature generous built-in storage. Other benefits include comfort cooling, wooden flooring, two private balconies and an underground right to park space.

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 include 24-hour concierge, a residents' gym, 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 to the fabulous King's Road, which provides a various choice of cuisines, cafes, bars and boutiques.

The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherds Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).







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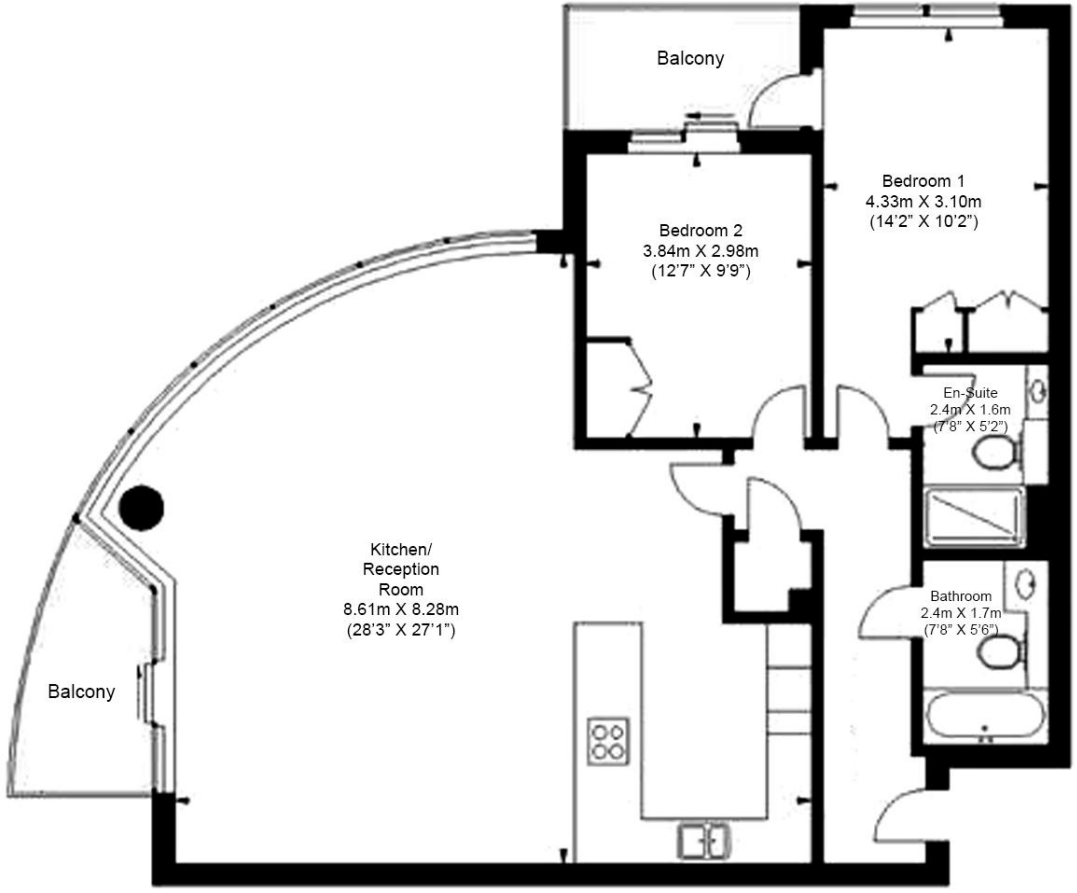


Property Features:

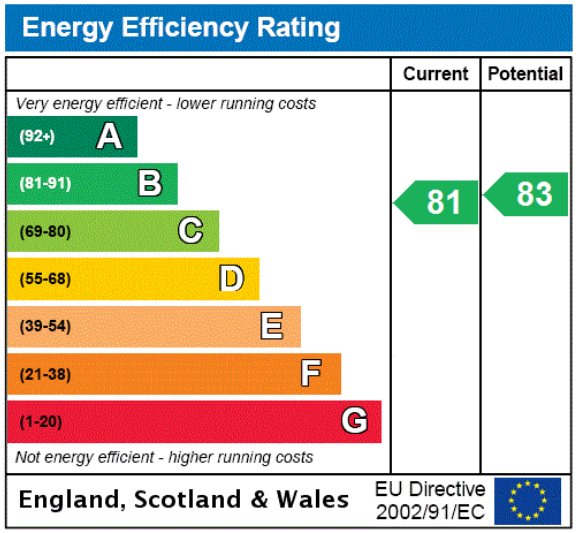
- Parking Included
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 1152 Square Feet (Approx.)
- 2 Private Balconies
- 24 Hour Concierge
- Residential Gym
- Imperial Wharf (London Overground Line. Zone 2)

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5th Floor
Total Gross Internal Area
107 Sq/m - 1152 Sq/ft



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.



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Terms & Conditions:

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

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Tenure: Leasehold
Expires 15/12/2998
Approximately 972 Years Remaining

Ground Rent: £800 (per annum)
Review Period: 20 Years
Next Charge: 2039
Increase: Double

Service Charge: £10,410 (per annum) for the year 2025

Viewings:

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

Our reference: NIN220312

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