

Dolphin House, Lensbury Avenue, Fulham, SW6

Asking Price: £1,700,000

Benham & Reeves

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3 Bedroom (s) 3 Bathroom (s) Leasehold

Part of the award-winning Imperial Wharf development from developers St George, this three bedroom, three bathroom apartment compromises 2067 square feet of accommodation. The apartment consists of a large open-plan kitchen with upgraded Miele appliances including a coffee machine, steam oven & wine cooler. There are floor to ceiling windows offering a dual aspect surround to the dining / lounge area with access to two south-west facing balconies overlooking the River Thames. The principal bedroom has a dressing room and en-suite bathroom, the two further double bedrooms also have storage space and there are two additional family bathrooms located off the hallway. Other benefits include comfort cooling, wooden flooring, a third private balcony, utility room, built-in ceiling sound system and two underground right to park spaces.

Imperial Wharf sits on the banks of the River Thames bordering Fulham and Chelsea. These residential flats benefit from communal gardens, shops, high end restaurants and a concierge service all on-site. There is a real local community and all the amenities you could wish for, all set within walking distance of the fabulous King's Road, which provides various choices of cuisines, cafes, bars and boutiques.

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







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Property Features:

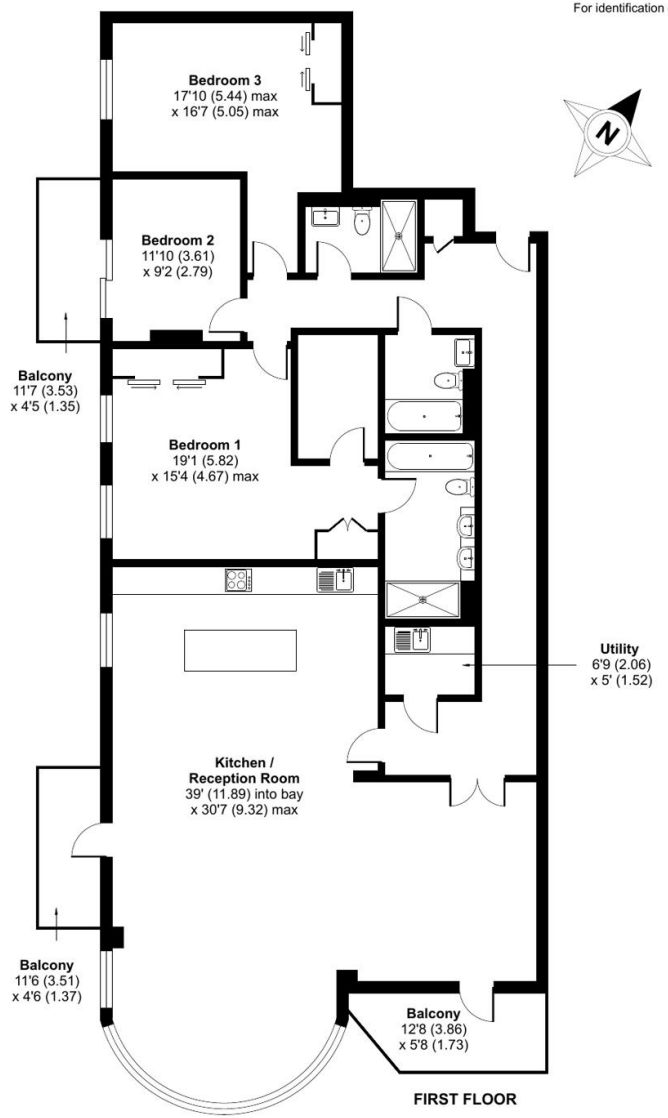
- Three Bedrooms
- Three Bathrooms
- First Floor
- 2067 Square Feet (Approx.)
- South-West Facing Balconies with Direct River Views
- Luxury Apartment
- Ready to Move
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Imperial Wharf London Overground Line. (Zone 2)

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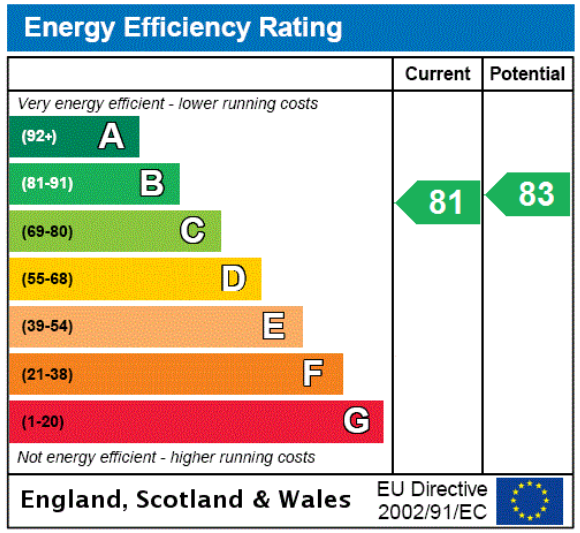
Approximate Area = 2067 sq ft / 192 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Benham & Reeves. REF: 1064271



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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:	£1,700,000
Tenure:	Leasehold Expires 25/12/2998 Approximately 973 Years Remaining
Ground Rent:	£550.00 (per annum) Review period: 20 years Next: 2039 Increase: Double
Service Charge:	£17,622.58 (per annum) for the year 2025 plus 516.72 pa. (approx.) car parking fees for two bays for the year 2025
Anticipated Rent:	£7,000.00 pcm Approx. 4.9% Yield

Viewings:

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

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