

Townmead Road, Fulham, SW6

Asking Price: £1,300,000

Benham & Reeves

Townmead Road, Fulham, SW6

3 Bedroom (s) 2 Bathroom (s) Leasehold

Stunning three bedroom, two bathroom apartment set on the 8th floor of Octavia House, the newest building at the hugely popular Imperial Wharf development. Measuring 1,241 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 dual aspect living room and bedrooms with ample light. There is an open plan kitchen with built-in custom appliances, a principal bedroom with a built-in wardrobe and an en-suite shower room, two further double bedrooms with storage space, and an additional bathroom. Other benefits include comfort cooling, wooden flooring, a utility room and an underground right to park.

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 onsite amenities including 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 various choices of cuisines, cafes, bars, and boutiques.

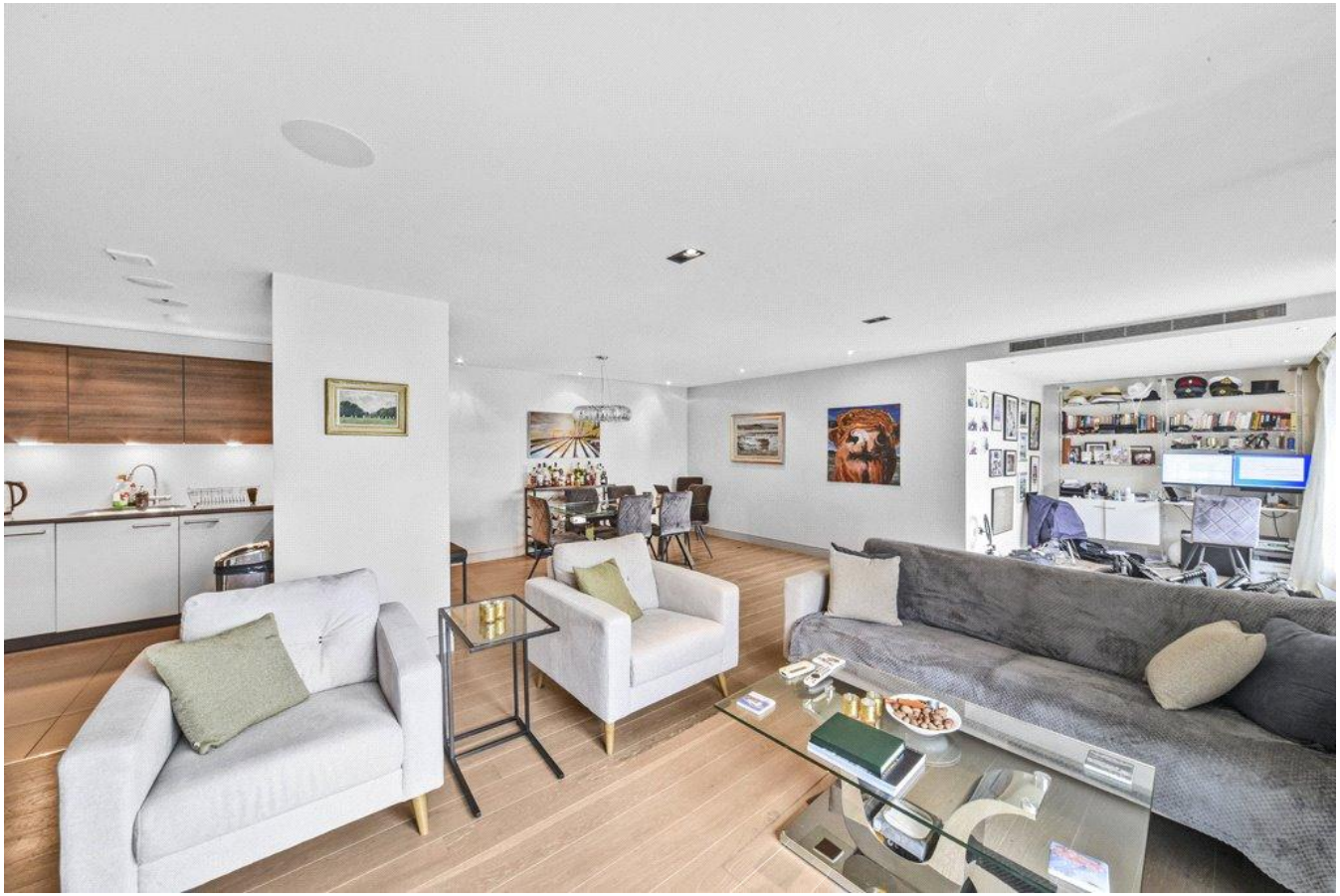
The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).







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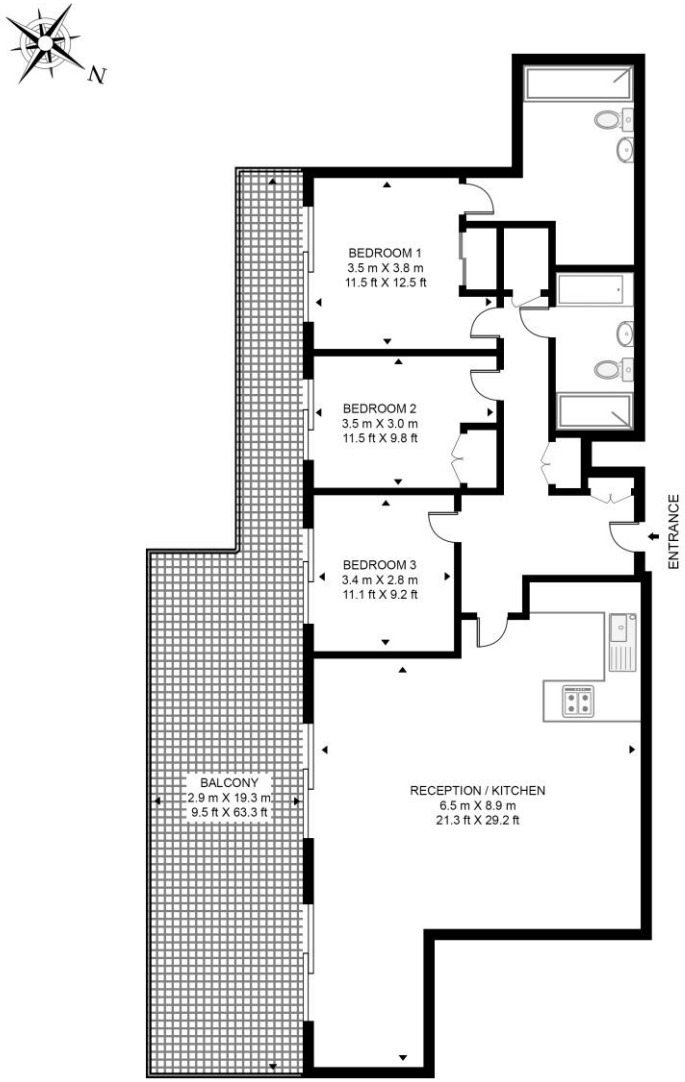
Property Features:

- Three Bedrooms
- Two Bathrooms
- Eighth Floor
- Private Terrace
- 1,241 Square Feet (Approx.)
- Right to Park
- 24-Hour Concierge,
- Residents' Gym
- Imperial Wharf Station (0.1 miles)

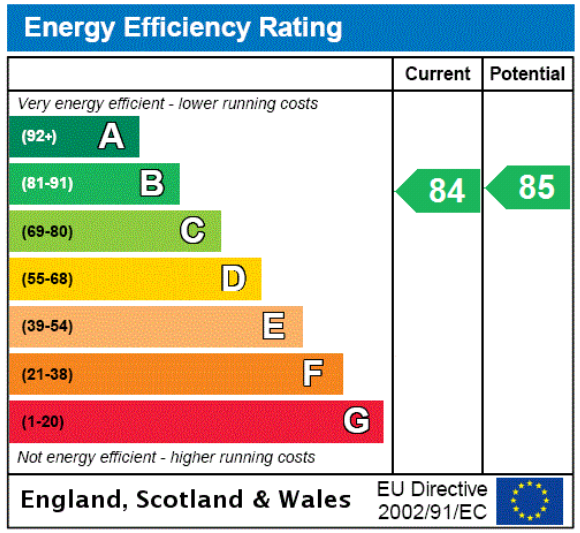
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OCTAVIA HOUSE, IMPERIAL WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA 1258 SQ.FT (116.9 SQ.M)



EIGHTH FLOOR



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.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

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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:	£1,300,000
Tenure:	Leasehold Expires 25/12/2998 Approximately 972 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 20 years Next: 2039 Increase: Double
Service Charge:	£12,644.00 (per annum) for the year 2026
Anticipated Rent:	£5,500.00 pcm Approx. 5.1 % Yield

Viewings:

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

Our reference: NIN240041

T: 020 3282 3700
E: nineelms.sales@benhams.com
W: www.benhams.com

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