



## Regent on the River Fulham SW6

A bright and spacious two bedroom, two bathroom apartment at Watermans Quay in the sought after Regent on the River development in Fulham. The apartment is presented in excellent condition and has wood flooring throughout. There is a family bathroom, an en suite bathroom, a separate kitchen and a large reception room with floor-to-ceiling windows. The reception room leads onto a double sized private balcony with south facing views of the River Thames. Residents of this popular development benefit from allocated underground parking and 24 hour concierge service. Heating and hot water are included in the service charge. Transport options include Imperial Wharf Overground station which is within walking distance and connects with the District line tube and several bus routes pass nearby. The Thames Clipper docks just in front of the building for easy and pleasant access to the City and beyond.

### KEY FEATURES

**Local Authority: London Borough of Hammersmith and Fulham**

**Internal Area: 968 sq. ft. / 89.93 sq. m.**

**EPC rating: C**

**Council Tax: Band G - £2,176.66 for 2023/24**

**Two bedroom apartment**

**Large reception room with floor-to-ceiling windows**

**Private balcony**

**24 hour concierge service**

**Secure underground parking**

**Service charges: £8,000 per year approx.**

**Lease length: 965 years remaining**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith and Fulham
<b>Internal area:</b>	968 sq. ft. / 89.93 sq. m.
<b>Council tax band:</b>	Band G
<b>No. of bedrooms:</b>	2

## WATERMANS QUAY, WILLIAM MORRIS WAY SW6



**Approx. Gross Internal Floor Area 968 sq. ft / 89.93 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.