





## Regent on the River Fulham SW6

Experience this exquisite three-bedroom apartment situated on the second floor of a highly sought-after established Regent on the River development, where residents benefit from secure ANPR accessed underground parking, 24-hour concierge, lift access throughout and beautiful, tranquil private communal gardens over-looking the river.

The apartment showcases appealing décor and abundant natural light, accentuated by floor-to-ceiling glass doors in the living room, leading out to a river-facing balcony. The apartment provides spacious accommodation, including a luxury Stoneham® kitchen/dining/living room

a second double bedroom, a family bathroom and a third bedroom/study, with integrated network cabling throughout.

Positioned on William Morris Way, this residence enjoys a prime location with an array of shops and restaurants on Wandsworth Bridge Road and the exclusive Chelsea Harbour Health Club is just opposite. The nearby Imperial Wharf Overground station provides easy access to West Brompton (District Line) and Clapham Junction, while the Thames Clipper offers regular services to the City and beyond, and several bus routes pass nearby to Kings Road, Fulham Broadway and Clapham. This prestigious property promises an unparalleled living experience.

### KEY FEATURES

**3 bedrooms**

**2 bathrooms (with underfloor heating)**

**Luxury Stoneham® kitchen/dining/living room**

**Floor-to-ceiling glass doors in living room**

**Private balcony with dual aspect views**

**Integrated cat5e networking throughout**

**Integrated speaker cabling in living room and family bathroom**

**Secure underground storage locker**

**Lift access**

**Secure underground parking**

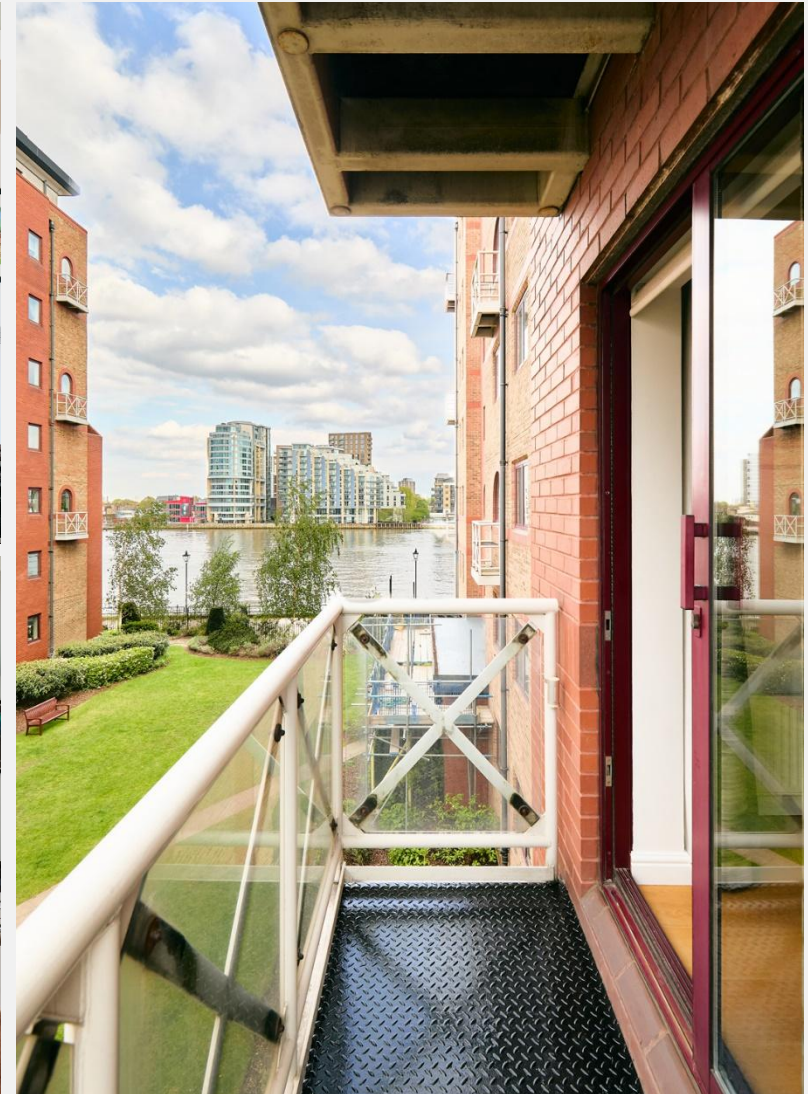
**24-hour concierge service**

**Heating & water incl. in service charge**

**Active resident's community**

**Located close to shops, restaurants and public transport**

**Lease length: 964 years remaining**







## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## KEY INFORMATION

|                          |  |
|--------------------------|--|
| <b>Local authority:</b>  | London Borough of Hammersmith and Fulham |
| <b>Internal area:</b>    | 998 sq. ft. / 92.70 sq. m.               |
| <b>Council tax band:</b> | G  |
| <b>No. of bedrooms:</b>  | 3  |
| <b>Service charges:</b>  | £6,000 per year approx.                  |

