

RIVERHOMES

Regent on the River
Fulham SW6

£825,000
Share of Freehold



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



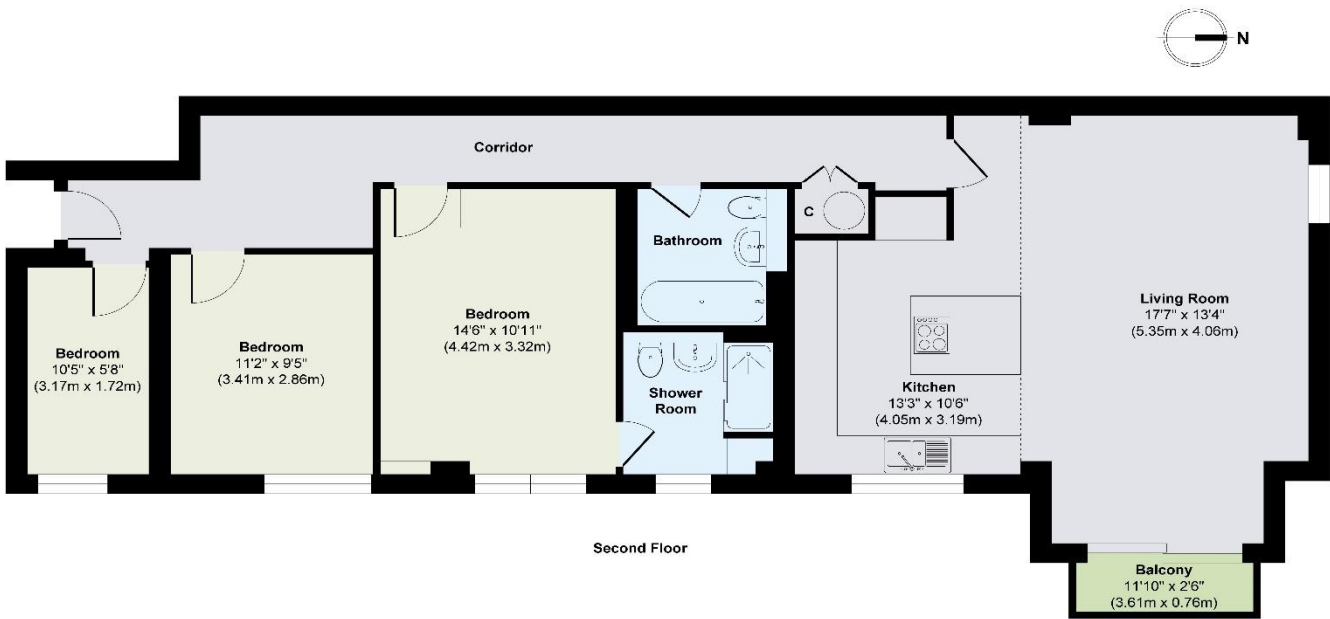


ENERGY PERFORMANCE CERTIFICATE

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

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	998 sq. ft. / 92.70 sq. m.
Council tax band:	G
No. of bedrooms:	3
Service charges:	£6,000 per year approx.
Lease Length:	964 years approx. remaining



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