



REAL  
ESTATE

## Flat 27, Regal House, Lensbury Avenue, London SW6 2GZ



- 2 bed - 2 bath
- Balcony with river views to the inner garden
- Larger Than Average
- Lift
- Concierge 24/7
- 5th floor
- Air Conditioning
- GYM
- Communal Gardens
- Riverside walk

The layout includes a generously sized living room with floor-to-ceiling windows, a fully equipped kitchen, built-in wardrobes, and two bathrooms, one of which is en-suite.

Located along the River Thames between Fulham and Chelsea, Imperial Wharf is a stylish development with residential flats, shops and fine restaurants. On-site amenities include a 24/7 concierge service, GYM, underground parking (can be rented for additional price), extensive communal gardens, and a scenic riverside walk along the Thames Path.

This exceptional riverside development has excellent transport links, with Imperial Wharf train station just a 5-minute walk away, offering convenient connections to

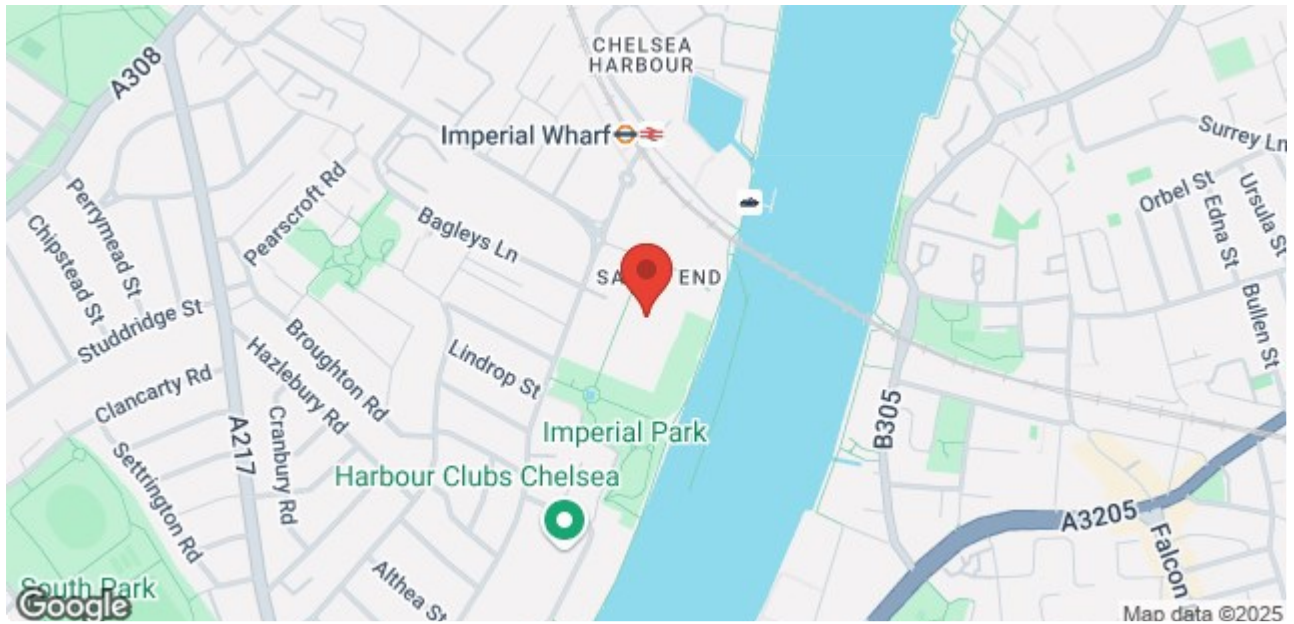
### Price £720,000

---

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealstate.eu](mailto:welcome@azrealstate.eu)

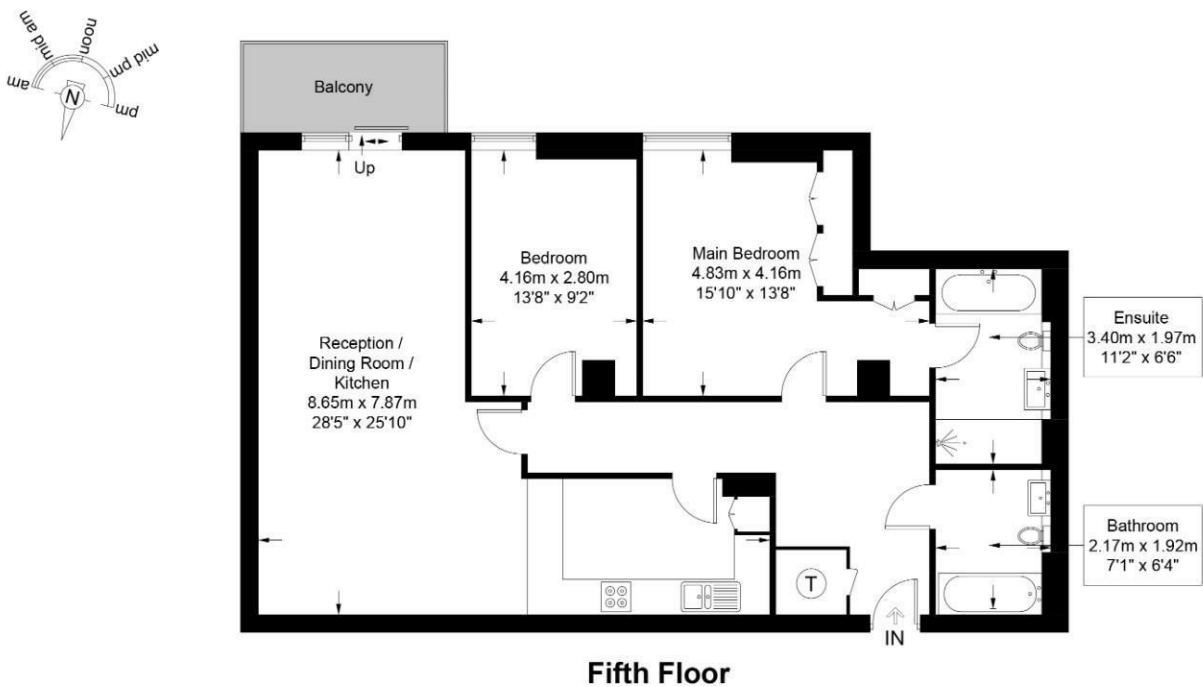


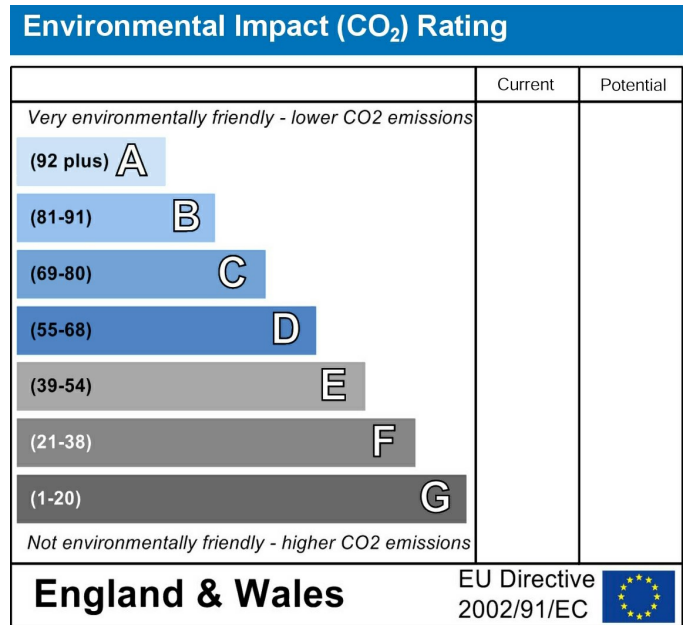
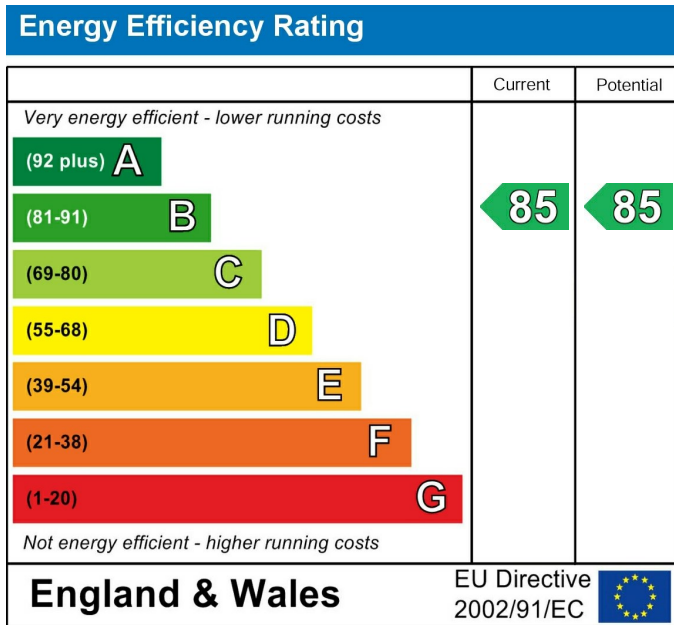




## Regal House, SW6

Approximate Gross Internal Area = 1062 sq ft / 98.7 sq m





Enjoy modern riverside living in this spacious fifth-floor apartment 1 062 sqft (98,7 sq m) with two double bedrooms and a balcony with river views.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealestate.eu](mailto:welcome@azrealestate.eu)