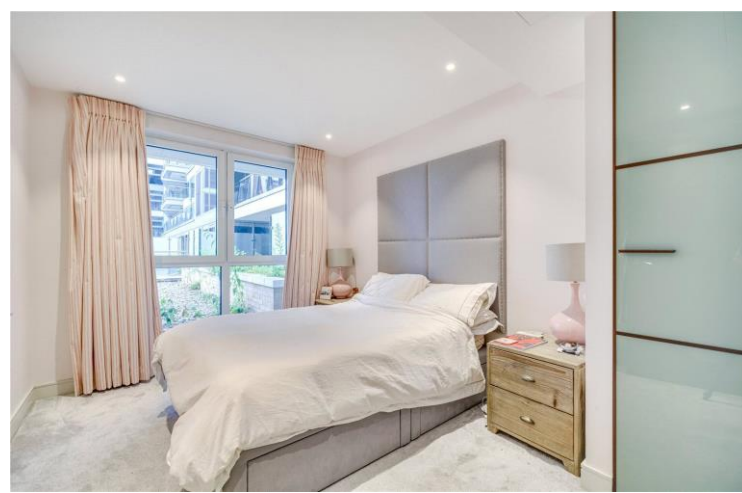




Octavia House
Imperial Wharf, SW6





A very well presented third floor luxury apartment arranged as a 26ft open plan kitchen/reception room with doors to a quiet rear facing terrace, together with a double bedroom and bathroom.

Imperial Wharf lies on the banks of the River Thames on the border of Fulham and Chelsea and comprises of residential flats and a number of shops and high end restaurants. Further on site amenities include a concierge service, extensive communal gardens and a riverside walk forming part of the Thames Path.

Transport links are excellent with Imperial Wharf over ground station only a short stroll away which gives access to Clapham Junction (1 stop) and West Brompton (District Line - 1 stop).

- Third floor luxury apartment
- Open plan kitchen/reception room
- Double bedroom, bathroom
- Quiet rear facing terrace, parking
- Council tax Band E

Asking Price £475,000

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | 84 | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (27-38) F | | | |
| (1-26) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Tenure: Leasehold 971 years
Service Charge: £5000 approximately
Ground Rent: £700
Local Authority: Hammersmith & Fulham
Council Tax Band: E

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Approximate gross internal area

53.14 sq m / 572 sq ft



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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