

Aspect Court, Lensbury Avenue, London SW6



Aspect Court, Fulham

London SW6

A stunning and spacious lateral three-bedroom, three-bathroom apartment with a sunny private patio garden with river views, that spans the length of the flat, situated in the Imperial Wharf development.

Spanning an impressive 1,841 sq ft, this luxurious home is thoughtfully designed, with all rooms overlooking the landscaped communal gardens, creating a sense of tranquility and seclusion. The drawing room, which boasts a dual-aspect view, provides picturesque outlooks over the gardens and the River Thames beyond. Each of the three double bedrooms is generously proportioned and features excellent built-in storage.



Guide price: £1,850,000

Tenure: Leasehold: approximately 973 years remaining

Service charge: £14,000 per annum, reviewed every year, next review due 2026

Ground rent: £350 per annum, reviewed every 25 years•

Local authority: Hammersmith and Fulham

Council tax band: H



The principal bedroom serves as a luxurious retreat, complete with an exceptionally large walk-in wardrobe and a spacious en-suite bathroom. The second bedroom includes built-in storage and its own en-suite shower room, while the third bedroom is conveniently located near the main guest bathroom, which is fitted with both a bath and a shower. This exceptional property also includes a large dining room, perfect for hosting formal dinners or gatherings, and an expansive drawing room that offers ample space to relax or entertain. A separate, well-equipped kitchen is fitted with a plethora of wall and base units, high-quality integrated appliances, and a breakfast bar for casual dining. Additionally, a large utility room provides valuable storage and practicality. Throughout the apartment, high-quality wooden parquet flooring enhances its timeless appeal and adds a touch of elegance. The main lounge is bright and inviting, with south-west-facing floor-to-ceiling windows that flood the space with natural light throughout the afternoon and evening. From here, double doors lead out to the private patio garden, a sunny and serene space perfect for al fresco dining or simply enjoying the peaceful views of the verdant communal gardens and the River Thames beyond.





Imperial Wharf is a prestigious riverside development by St George PLC, offering an array of luxury amenities. Residents benefit from a 24-hour concierge, private gym, landscaped gardens, and a selection of on-site cafes and restaurants, including a newly opened Young's pub.

Imperial Wharf rail station provides quick links to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre) and West Brompton (District line). The river bus service at Chelsea Harbour Pier provides transport during peak hours to Putney and Blackfriars Millennium Pier, Westminster and the City and to Canary Wharf by clipper. The development is located on the north bank of the river Thames adjacent to Chelsea Harbour and close to the shops and restaurants of Fulham and Chelsea.



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Approximate Gross Internal Area
171.03 sq m / 1841 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the important notice on the last page of the text of
the Particulars.



GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Additional Information

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice

Knight Frank

Fulham

203 New Kings Road

Fulham

SW6 4SR

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Sam Thornton

020 7751 2403

samuel.thornton@knightfrank.com

Riccardo Daboni

020 7751 2416

riccardo.daboni@knightfrank.com

Nicholas Warren

020 3833 9842

nicholas.warren@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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