



REGENCY HOUSE, IMPERIAL WHARF

London SW6



## REGENCY HOUSE IMPERIAL WHARF SW6

Positioned within the sought-after Regency House at Imperial Wharf, this well-presented apartment offers contemporary living in one of Fulham's most vibrant riverside developments.

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Local Authority: London Borough of Hammersmith and Fulham

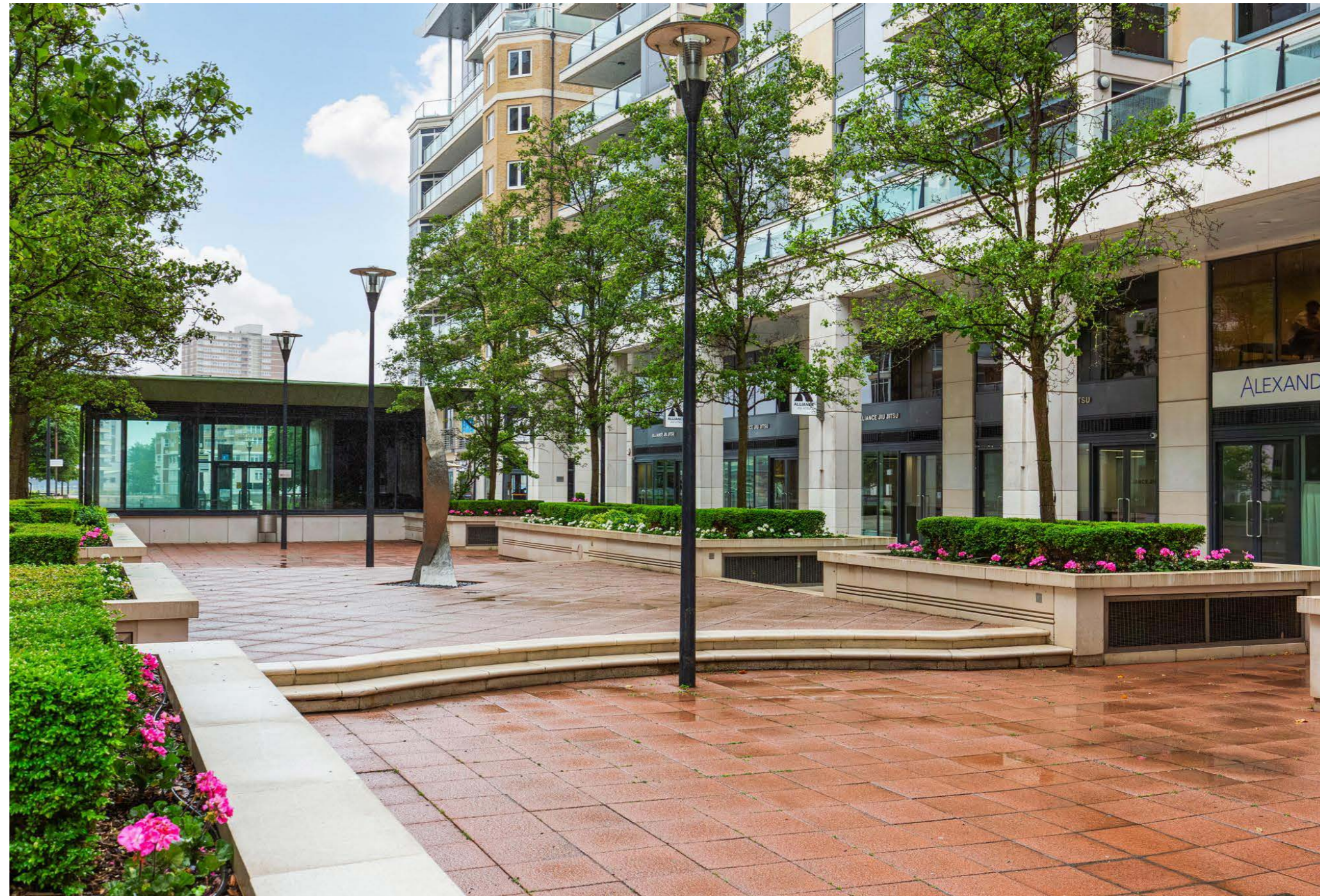
Council Tax band: G

Tenure: Leasehold, approximately 972 years remaining

Service charge: £8,320 per annum, reviewed annually, next review due 2026

Ground rent: £500 Per annum, reviewed annually, next review due 2026

Guide price: £650,000



## LOCAL AREA AND TRANSPORT LINKS

Ideally located in the heart of Imperial Wharf, this property benefits from a prime setting surrounded by a wide range of local amenities. Imperial Wharf Overground station is just moments away, providing excellent connections across London, while Parsons Green and Fulham Broadway Underground stations (District Line) are also within easy reach for access to the West End and the City.

The vibrant King's Road is close by, offering an excellent selection of boutiques, cafés, restaurants and everyday conveniences. Residents also enjoy close proximity to the River Thames, with scenic riverside walks and the added benefit of Uber Boat services available from Chelsea Harbour Pier.



## SPACIOUS, LIGHT-FILLED LIVING WITH PRIVATE BALCONY

The apartment comprises two well-proportioned bedrooms, including a spacious principal bedroom with excellent storage and an en suite bathroom. The second bedroom is highly versatile, making it ideal as a guest room, home office, or additional sleeping accommodation. A further modern bathroom serves the rest of the property.

The home also features a generously sized open-plan reception room, flooded with natural light from expansive floor-to-ceiling windows that open onto a private balcony—perfect for both entertaining and unwinding while taking in elevated urban views.

Adjacent to the living area, the fully fitted kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and ample worktop space, offering both style and practicality.

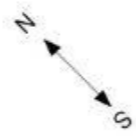
Residents of Regency House enjoy access to a secure, well-maintained development with lift access and beautifully landscaped communal areas.

### 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.

Any references to timings and distances are approximate and have been provided for guidance only. They should not be relied upon as exact.





Third Floor  
866 ft<sup>2</sup>

Approximate Gross Internal Area = 80.45 sq m / 866 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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