



SUSAN METCALFE  
RESIDENTIAL



## Courtyard House, Lensbury Avenue, Imperial Wharf, SW6

£2,595,000

Bedrooms	3
Bathrooms	3
Surface	1938 sqft
Tenure	Leasehold plus share of Freehold 972 years
Ground Rent	£300
Service Charge	£18,561
Outdoor Space	Terrace
Parking	Underground Car Park
Council Tax	Council Tax Band: H Hammersmith & Fulham

### STUNNING 3-BEDROOM APARTMENT

A beautiful and bright 3-bedroom apartment on the ground floor of this sought-after Imperial Wharf location. Spanning over almost 2,000 sq.ft. the apartment's impressive double reception room leads to a large private terrace with views over the Thames and a marina.

The property has been extensively interior-designed throughout with high specifications finishes using exclusively luxurious materials. The flat is fully air-conditioned and has elegant light wood flooring. The state of the art open-plan kitchen has a breakfast bar and leads to a generous dedicated dining area with several sets of French doors leading the generous private terrace. The principal bedroom has a large en-suite family bathroom with a bespoke mat marble standalone bathtub. There are 2 further double bedrooms, a further bathroom and a guest cloakroom.

Imperial House is an award-winning residential riverside development on the north side of the Thames and adjacent to the prestigious Chelsea Harbour. The development is portered and has on-site extensive leisure facilities.

#### Features

entrance hall, double reception room/dining room, open plan kitchen, principal bedroom, 2 double bedrooms, en-suite family bathroom, further bathroom, guest cloakroom, 24h concierge, lift, leisure facilities, secure parking space.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349 [www.susanmetcalfe.com](http://www.susanmetcalfe.com) [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





SUSAN METCALFE  
RESIDENTIAL



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349 [www.susanmetcalfe.com](http://www.susanmetcalfe.com) [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





SUSAN METCALFE  
RESIDENTIAL



Ground Floor  
1982 ft<sup>2</sup>

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY



020 7581 3349

[www.susanmetcalfe.com](http://www.susanmetcalfe.com)

[info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)



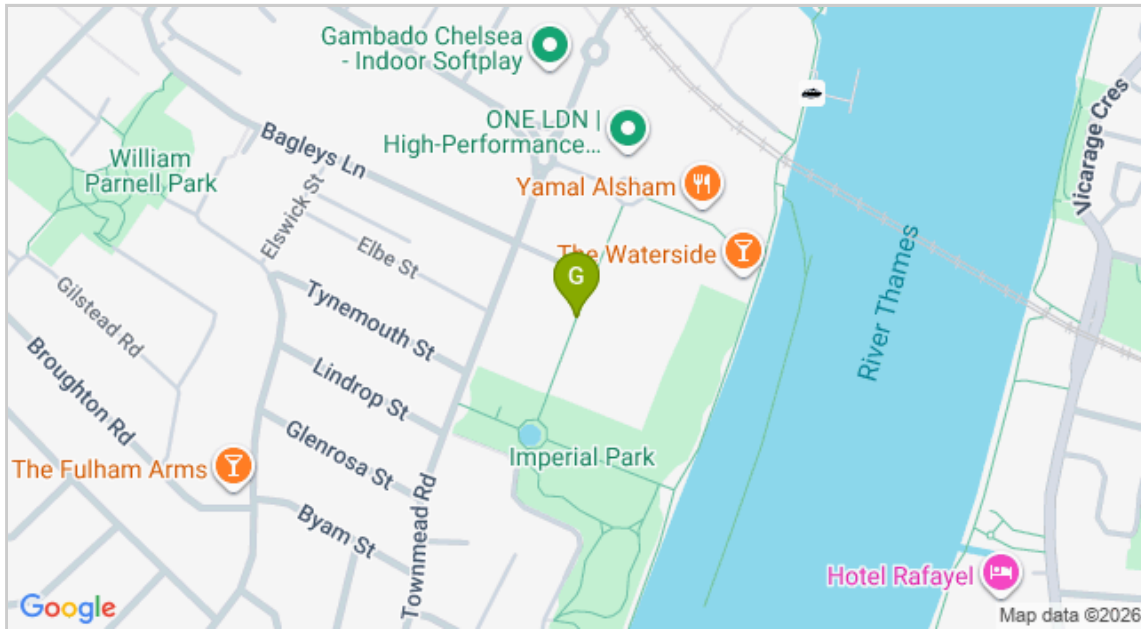


SUSAN METCALFE  
RESIDENTIAL

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>70</b>
			<b>0</b>
			<b>0</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY



020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com

