

ASPECT COURT

Lensbury Avenue SW6



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LENSBURY AVENUE SW6

An exceptional two-bedroom, two-bathroom apartment extending to approximately 1,026 sq ft, distinguished by a spectacular wraparound terrace of approximately 441 sq ft and attractive views towards the River Thames, Chelsea Harbour and the London skyline.

			EPC
2	2	1	B

Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: G
Tenure: Leasehold, approximately 972 years remaining
Service charge: £9,551.00 per annum, reviewed annually, next review due 2026
Ground rent: £500.00 per annum, reviewed annually, next review due 2026

Guide price: £900,000





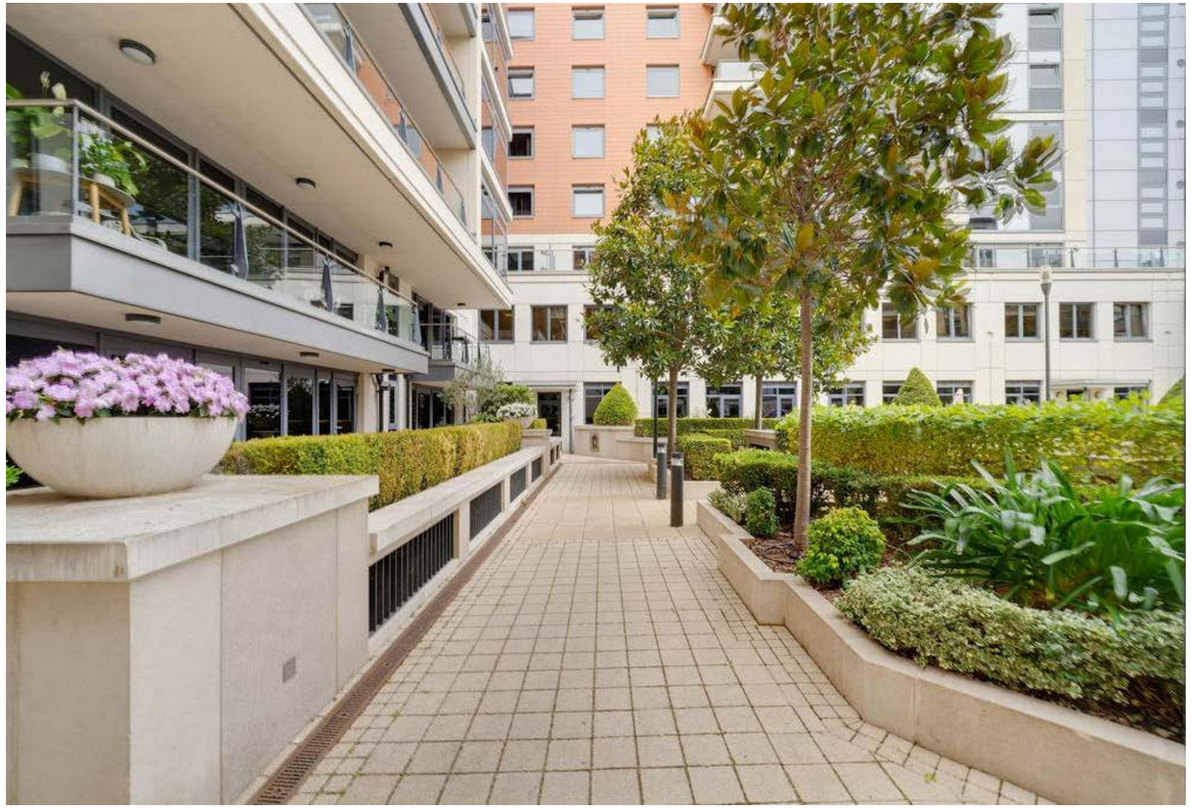


PRESTIGIOUS IMPERIAL WHARF DEVELOPMENT

Aspect House forms part of the Imperial Wharf development, one of London's most desirable riverside destinations. The development enjoys a peaceful waterside setting whilst offering immediate access to an excellent selection of restaurants, cafés and local amenities. Imperial Wharf station is nearby, providing connections to Clapham Junction, West Brompton and central London, while Chelsea, Fulham and King's Road are all easily accessible. The nearby Thames Path, Chelsea Harbour Marina and waterfront promenades provide an attractive lifestyle setting, combining open space, waterside living and excellent connectivity.

This sought-after location continues to attract buyers seeking a blend of luxury apartment living, outstanding transport links and convenient access to some of London's finest shopping, dining and leisure facilities.











CONTEMPORARY APARTMENT WITH WRAPAROUND TERRACE

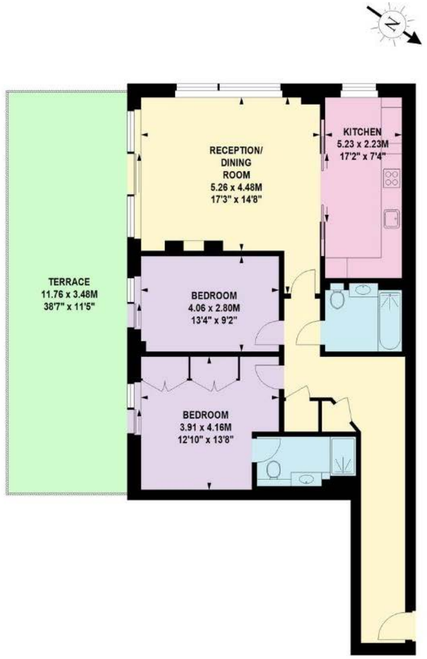
Located on the second floor and benefitting from an unusually generous private terrace, the property offers an exceptional outdoor space, ideal for al fresco dining, entertaining and relaxing.

The well-proportioned accommodation comprises a spacious reception/dining room, separate fitted kitchen, principal bedroom with en suite shower room, second double bedroom and family bathroom.

Situated within the prestigious Imperial Wharf riverside development, residents benefit from 24-hour concierge, landscaped communal gardens and excellent transport connections, with Imperial Wharf station, Chelsea Harbour and the King's Road all within easy reach.

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





Second Floor

Approximate Gross Internal Area = 95.32 sq m / 1,026 sq ft
Terrace = 40.94 sq m / 441 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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