



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.





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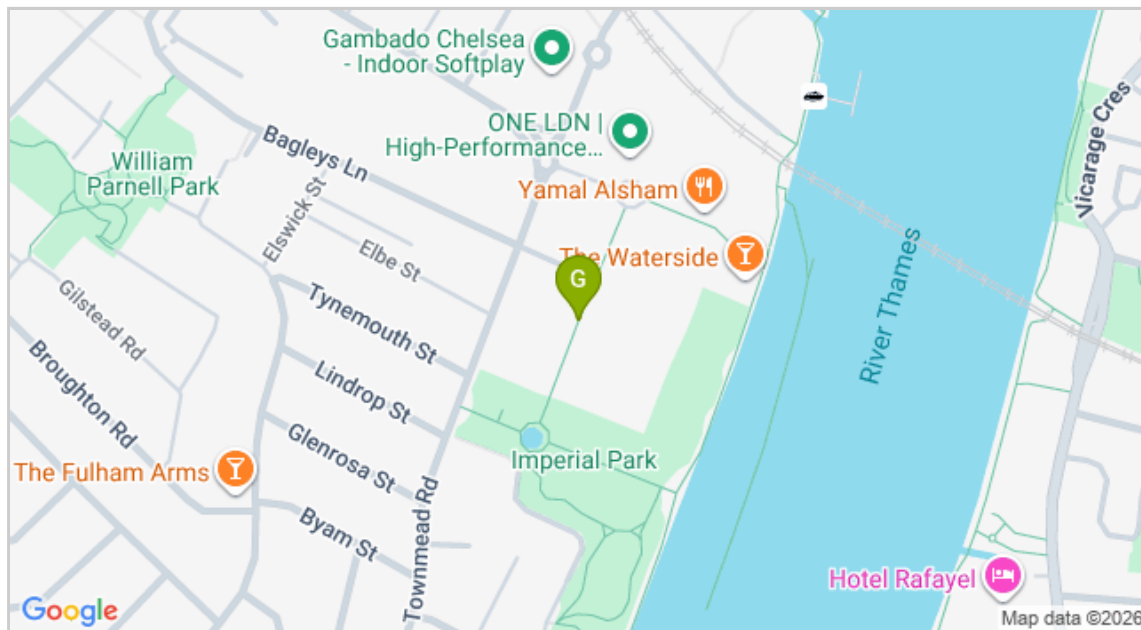
Ground Floor
1982 ft²

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

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

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



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