



Dolphin House, Lensbury Avenue SW6



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Set on the third floor of a well sought after riverside development, boasting over approximately 980 square feet of living space is this bright and spacious two bedroom apartment. This apartment has been immaculately maintained and modernised with LED lighting, a new boiler resistance rods and freshly repainted.

The property features a private balcony where one can enjoy beautiful views of the River Thames as well as the manicured communal gardens below. Both bedrooms are double size and the principal features an en-suite shower room as well. There is a further full bathroom as well. The kitchen is fully fitted with high-end integrated appliances such as Gaggenau, Smeg and Bartazzoni as well as plenty of storage. The apartment also benefits from a parking space.



Guide price: £1,025,000

Tenure: Leasehold: approximately 975 years remaining

Service charge: £8,790 per annum, reviewed yearly, next review due 2024

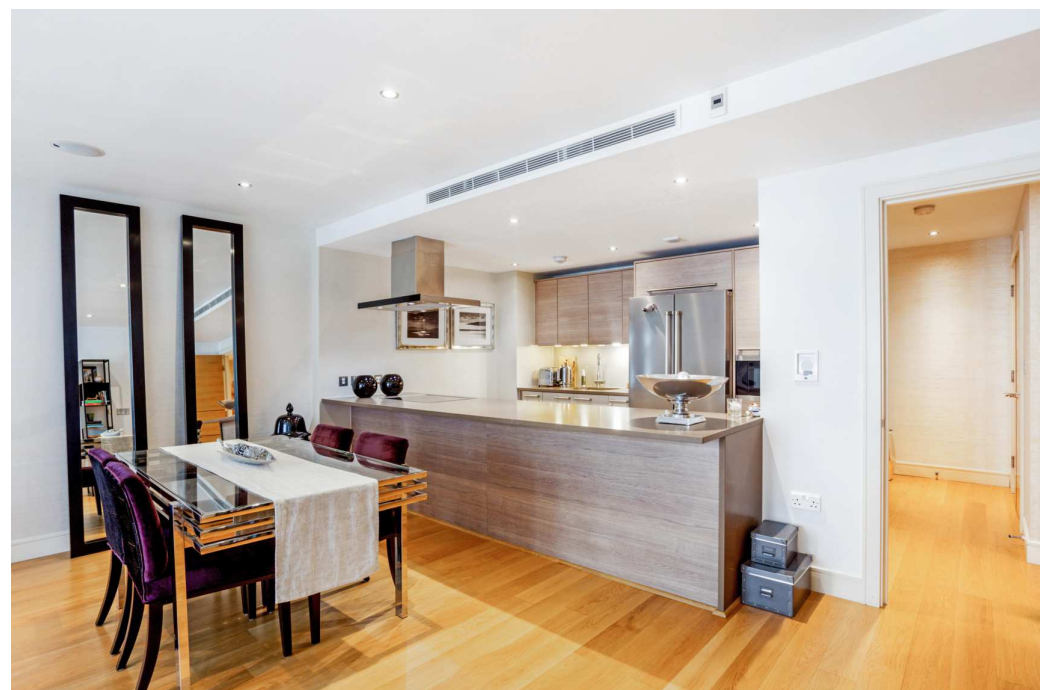
Ground rent: £900 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G

Location

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. 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. All times and distances are approximate.

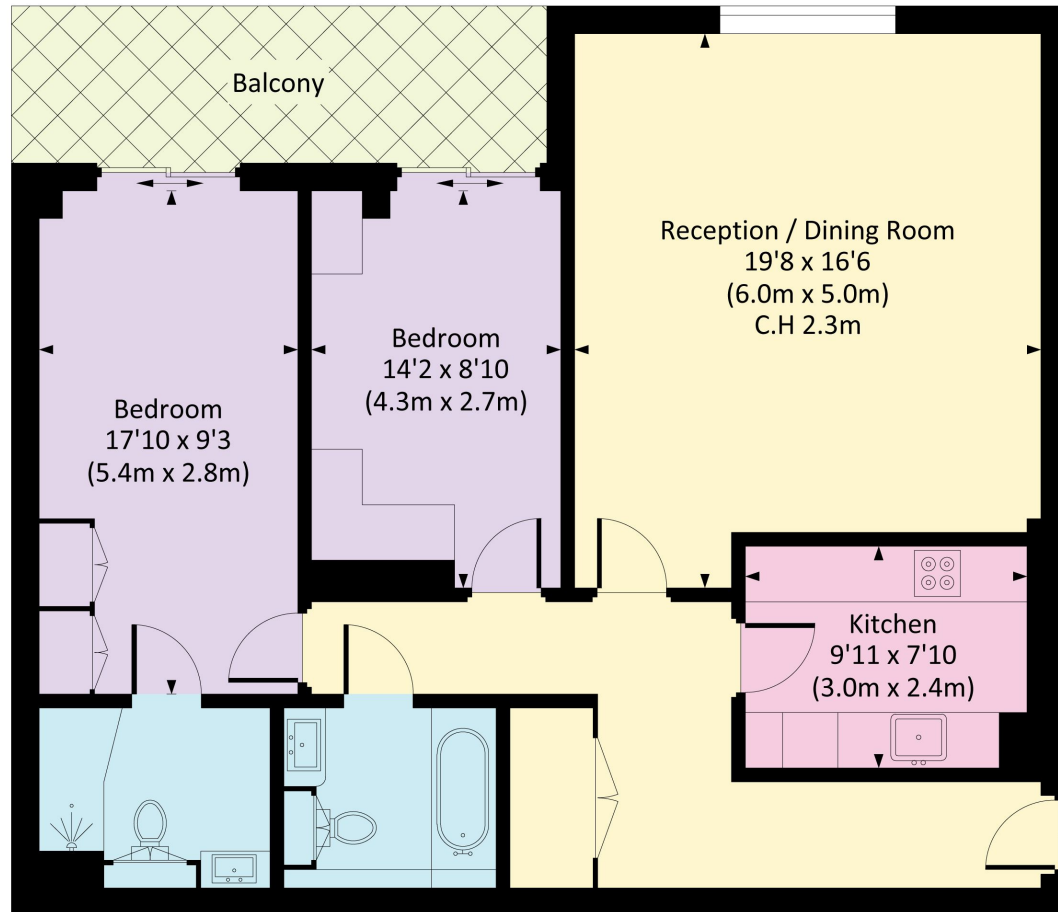




An impressive apartment with a private balcony.

LENSBURY AVENUE, SW6

Approx. gross internal area
981 Sq Ft. / 91.1 Sq M.



THIRD FLOOR

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.

Knight Frank

Battersea & Riverside Sales

346 Queenstown Road

London

SW11 8BY

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

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@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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Particulars dated May 2023. Photographs and videos dated May 2023.

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