



Dolphin House, Imperial Wharf, Lensbury Avenue, SW6

£2,100,000

| | |
|-----------------------|-------------------------|
| Bedrooms | 3 |
| Bathrooms | 3 |
| Surface | 1801 sqft |
| Tenure | Leasehold |
| Service Charge | £9,450 |
| Outdoor Space | Balcony |
| Parking | Underground Car Park |

SPACIOUS APARTMENT WITH STUNNING VIEWS

An extremely bright and spacious 3 bedroom flat in Imperial Wharf with stunning views over the river and communal gardens. The property is presented in an immaculate condition and benefits from a very generous open plan reception room/dining room/kitchen with surround bay windows, high ceilings and wooden floors throughout.

Imperial Wharf is a luxury riverside complex with many on-site facilities such as underground car park, 24 hour concierge, resident's gym, shops, landscaped gardens and a selection of cafes and restaurants. Located on the North bank of the River Thames in SW6, Imperial Wharf is adjacent to Chelsea Harbour and close to the shops and restaurants of Fulham and Chelsea. 1,801 sq.ft

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Features

Entrance Hall, Large Open Plan Reception Room/Dining Room/Kitchen, 3 Double Bedrooms, 3 En-Suite Bathrooms, Balcony, Lift, Porter, 24h Security, Underground Car Park.



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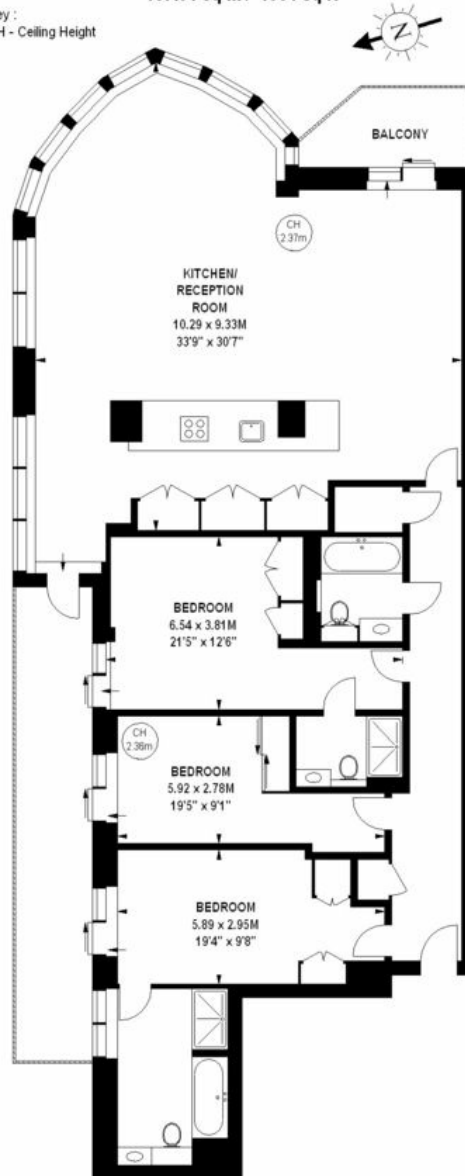


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Dolphin House, SW6

Approximate gross internal area
167.31 sq m / 1801 sq ft

Key :
CH - Ceiling Height



Fourth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|----------------------------|--|--|
| | Current | Potential | |
| Very energy efficient - lower running costs (92-100) A | | | Very environmentally friendly - lower CO ₂ emissions (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 |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

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