



Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£780,000**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# Lensbury Avenue London

SW6 2PT



Let UK Home are excited to offer a two-bedroom apartment in Box Tree House, part of the prestigious Imperial Wharf development in Fulham.

This flat comprises an expansive reception with plenty of dining space and full height windows with doors opening onto a large terrace, an eat-in kitchen being fully fitted and well-equipped, two well-lit double bedrooms (the master served by built-in wardrobe and en-suite bathroom, the smaller with access to the terrace) and a separate bathroom.

Amenities on-site at Imperial Wharf include a concierge, study room and fitness suite.

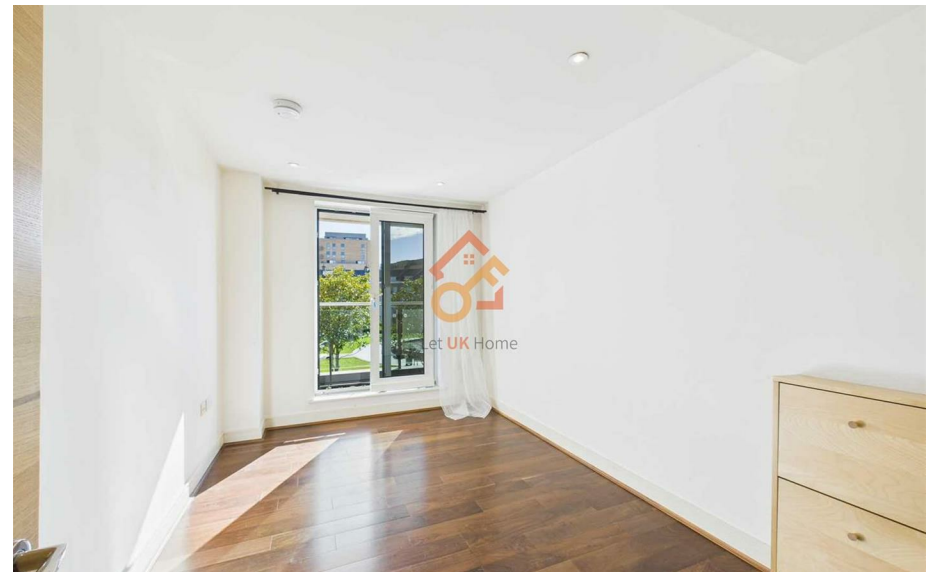
This set of modern, luxurious premium apartments is within walking distance of the Thames, adjacent to Chelsea Harbour and King's Road, iconic areas of West London. Located in the traditionally affluent Sands End neighborhood, it enjoys a unique geographic advantage. Situated in a waterfront community along the Thames, it is surrounded by high-end commercial zones, cultural and leisure areas, and green landscapes. Stamford Bridge Stadium (Chelsea's home ground) is within walking distance, and it is close to the boutique shopping of King's Road and the luxury shopping of Sloane Street. The surrounding area offers a variety of dining options, including Spanish restaurants and traditional English afternoon tea spots. The riverside walkway and community landscaped gardens provide excellent locations for daily relaxation.

Box Tree House is close to the many convenient transport links that connect the

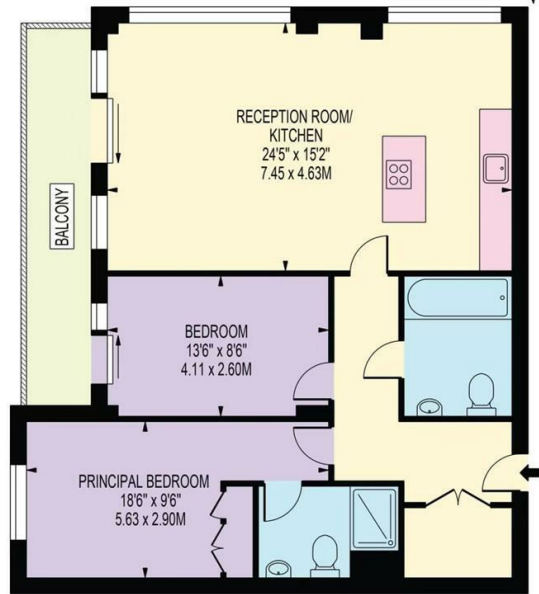
# Lensbury Avenue London

£780,000 Leasehold

- 1st Floor
- 24h Security
- Study Room
- Concierge Service
- The Gym
- Terrace



**BOX TREE HOUSE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 878 SQ FT - 81.56 SQ M



**FIRST FLOOR**

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Let **UK** Home

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 Paddington  
 London  
 W2 6LG

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**Council Tax Band:**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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