

# RIVERHOMES

Regent on the River  
Fulham SW6

£850,000  
Leasehold





## Regent on the River Fulham SW6

Located on the north bank of the iconic River Thames, this fifth floor two bedroom, two bathroom apartment at Ferrymans Quay has over 1,000 sq. ft. of living space. The apartment has been thoughtfully designed to provide spacious accommodation. This includes a modern kitchen/dining room with beautiful dual-aspect reception room with beautiful bespoke cabinetry providing ample storage. There are direct river views from the private balcony. There's a master bedroom with en suite bathroom, a further double bedroom and a family bathroom.

Forming part of the well established Regent on the River development, residents benefit from secure ANPR accessed underground parking, 24 hour concierge, lift access throughout and beautiful, tranquil private communal gardens over-looking the river.

The exclusive Chelsea Harbour Health Club is just opposite. Imperial Wharf over ground station and the Thames Clipper are both less than half a mile away, along with the shops and restaurants on Wandsworth Bridge Road. The closest underground station is Fulham Broadway (District line).

### KEY FEATURES

**Local Authority:** London Borough of Hammersmith and Fulham

**Internal Area:** 1,040 sq. ft. / 96.61 sq. m

**EPC rating:** C

**Council Tax:** Band E - £ 1,992.70 for 2021/22

**Two bedrooms, two bathrooms**

**Modern kitchen / dining room**

**Ample storage**

**Lift access**

**Direct river views**

**Underground parking and 24 hour concierge service**

**Service charges:** £4,974 per year approx. (heating and water included)

**Lease length:** 966 years left







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

**Local authority:** Hammersmith and Fulham

**Internal area:** 1040 sq. ft. / 96.61 sq. m.

**Garden area:** Balcony

**No. of bedrooms:** 2



Fifth Floor  
Approximate Floor Area  
1040 sq. ft  
(96.61 sq. m)

Approx. Gross Internal Floor Area 1040 sq. ft / 96.61 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.