

Regent on the River **Fulham SW6**

coveted Regent on the River development. It offers over 2100 sq. ft. of modern lines throughout, this offers a very private, tranquil space. accommodation - all finished to an extremely high standard.

which are en suite and each with fitted wardrobe space, a further bathroom spaces. Further benefits include easy access to Imperial Wharf main line and a modern, fully integrated kitchen with breakfast bar. The primary station (which links up with the District line underground), the Thames Clipper attractions of this very spacious apartment are the unique features - from the Chelsea Design Centre stop, along with Chelsea's shops and including the 31' x 18' reception room with winter garden overlooking the restaurants and immediate access to The Thames Towpath. Membership of river and the vaulted double height south facing windows. These offer an the Harbour Club opposite is available at reduced rates for owners in Regent abundance of natural light and wonderful views of The Thames. Upstairs on the River. there is a stunning, vaulted mezzanine level which offers a variety of uses such as a large study/TV room or it could be a double bedroom.

This duplex penthouse is on the 9th & 10th floors of Watermans Quay in the Wooden flooring features in the majority of rooms and along with clean,

Residents of Regent on the River enjoy a first class 24 hour concierge There is a welcoming, full width entrance hall, three double bedrooms, two of service, gated security and in this instance TWO underground parking

KEY FEATURES

Three Bedroom duplex apartment Winter garden with river views Two secure underground parking spaces

Beautiful communal gardens

24 hour concierge service

Local authority: London Borough of

Hammersmith and Fulham

Council tax: Band G - £2,045,92 for 2022/23

Internal area: 2,131 sq. ft. / 198 sq. m.

EPC rating C

Service charges: £13,277 per year approx.

Lease length: 966 years remaining













RIVERHOMES

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KEY INFORMATION

London Borough of Hammersmith and Local authority:

Fulham

Internal area: 2,131 sq. ft. / 198 sq. m.

No. of bedrooms:

REGENT ON THE RIVER, FULHAM SW6 Bedroom 14'11" x 13'0" Library 11'11" x 11'2" (3.62m x 3.40) (4.55m x 3.96m) Family Room 24'8" x 11'8" 7.51m x 3.55m) Open To Belov 73.49m x 1.96m Tenth Floor En-suite 8'6" x 8'3" (2.59m x 2.51m Living Room 21'11" x 13'8" (6.67m x 4.16m) (5.18m x 3.46m) Entrance Hall 21'0" x 7'5" (6.40m x 2.27m) Winter Garder Hall 20'11" x 3'2" 18'2" x 8'10" (5.54m x 2.69m) Kitchen 10'9" x 10'8" (3.27m x 3.25m) (3.93m x 3.17m) Dining Area 15'5" x 14'8" (4.69m x 4.46m) Bathroom Ninth Floor 10'5" x 7'1" (3.17m x 2.16m)

Approx. Gross Internal Floor Area 2131 sq. ft / 198.00 sq. m

(including restricted height below 1.5m)

Approx. Gross Internal Floor Area 1840 sq. ft / 171 sq. m (excluding restricted height below 1.5m)

Illustration for identification purposes only, measurements are approximate, not to scale

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