



RUSSELL SIMPSON

A generously proportioned home
with a 24-hour concierge service

MARINA POINT
SANDS END SW6

Marina Point

£2,050 P/W

BEDROOMS 3	INTERNAL 2,209 SQ FT 205 SQM	OUTDOOR 732 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 3		EPC C	COUNCIL TAX LBHF, H



The Property

Entering the flat, a generous reception room forms the principal living space, with sliding glass doors opening onto a terrace beyond.



Entertaining Spaces

Wood flooring extends throughout, and a full run of glazing allows the room to fill with natural light. The kitchen and dining room is fitted with sleek units set beneath frosted-glass wall cabinets, together with an island incorporating bar seating. A built-in oven and stainless-steel extractor hood are integrated within the units, and the kitchen connects through to a separate utility room.

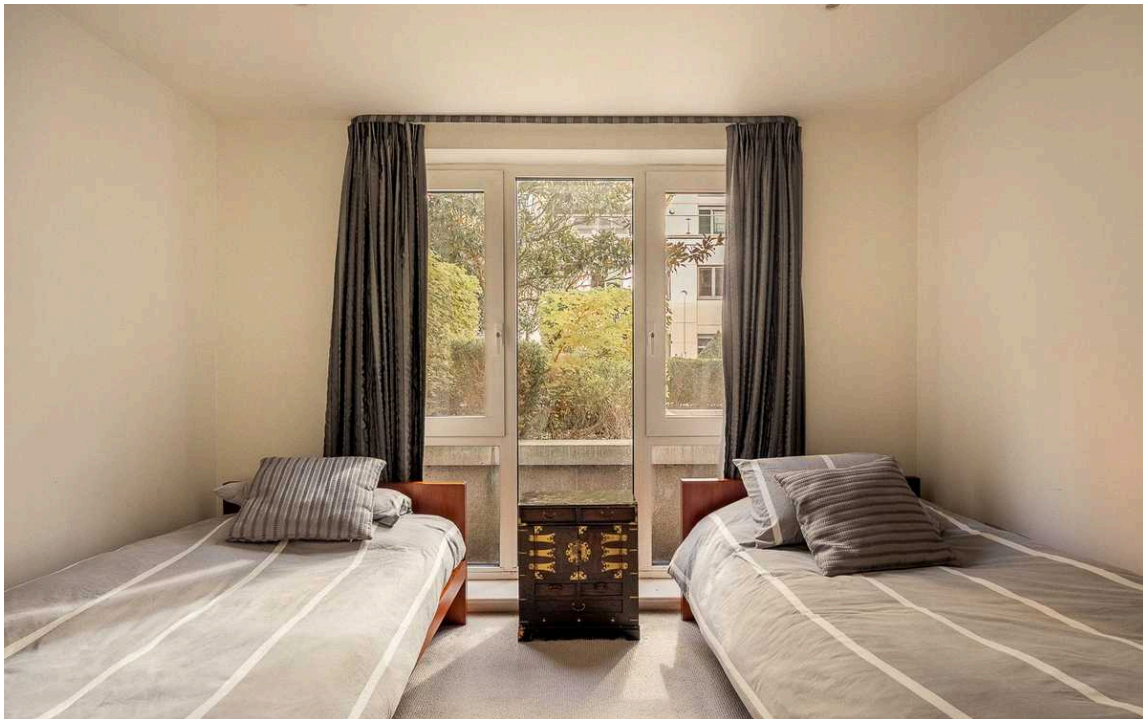
Floor-to-ceiling windows across the reception and dining areas create a strong sense of scale, while frosted-glass detailing throughout the kitchen cabinetry adds a considered, contemporary finish.





The Bedrooms

Three bedrooms lead from the central hallway, each equipped with built-in wardrobes. Two of the bedrooms have en suites, one with a bath and separate shower, and the other with a shower. In addition, there is a family bathroom accessible from the hallway.





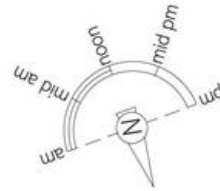
Outdoor Spaces

The reception room opens onto a terrace with stone paving, bordered by hedging and planting. To the rear, a further patio extends along the full width of the property, finished in matching stone and screened by low walls and shrubbery, with views over the surrounding landscaped grounds and neighbouring apartment buildings.



The Neighbourhood

Lensbury Avenue sits within the Imperial Wharf development, moments from the River Thames in Fulham, SW6. Imperial Wharf station is within a short walk, providing London Overground services, while Fulham Broadway and Parsons Green underground stations are also within easy reach. The surrounding area offers an upmarket mix of shops, cafes and restaurants at Imperial Wharf itself, alongside Chelsea Harbour and the King's Road a short distance away. Landscaped gardens and riverside walks line the development, with further green space found at Hurlingham Park nearby.



Marina Point, Lenbury Avenue, SW6

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Approximate Internal Area
2,209 sq ft/ 205 sq m
Outside Area
733 sq ft/ 68 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Ground Floor

**RUSSELL
SIMPSON**

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