



## Regent on the River Fulham SW6

This duplex penthouse is on the 9th & 10th floors of Watermans Quay in the coveted Regent on the River development. It offers over 2100 sq. ft. of accommodation - all finished to an extremely high standard.

There is a welcoming, full width entrance hall, three double bedrooms, two of which are en suite and each with fitted wardrobe space, a further bathroom and a modern, fully integrated kitchen with breakfast bar. The primary attractions of this very spacious apartment are the unique features - including the 31' x 18' reception room with winter garden overlooking the river and the vaulted double height south facing windows. These offer an abundance of natural light and wonderful views of The Thames. Upstairs 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.

Wooden flooring features in the majority of rooms and along with clean, modern lines throughout, this offers a very private, tranquil space.

Residents of Regent on the River enjoy a first class 24 hour concierge service, gated security and in this instance TWO underground parking spaces. Further benefits include easy access to Imperial Wharf main line station (which links up with the District line underground), the Thames Clipper from the Chelsea Design Centre stop, along with Chelsea's shops and restaurants and immediate access to The Thames Towpath. Membership of the Harbour Club opposite is available at reduced rates for owners in Regent on the River.

### 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**





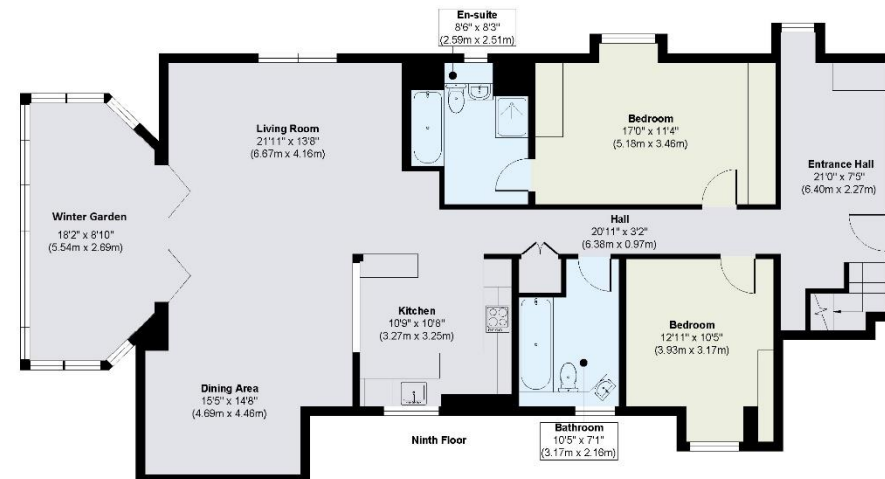
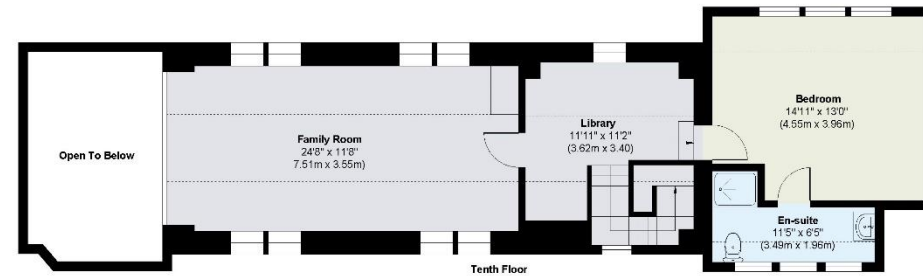
## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith and Fulham
<b>Internal area:</b>	2,131 sq. ft. / 198 sq. m.
<b>No. of bedrooms:</b>	3

## REGENT ON THE RIVER, FULHAM SW6



**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