



# Fountain House, The Boulevard, Fulham, SW6

Asking Price: £990,000

 Benham  
& Reeves

# Fountain House, The Boulevard, Fulham, SW6

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightful modern flat in Imperial Wharf, one of the finest riverside developments. Set on the fourth floor, the apartment offers 960 sq. ft. (approx.) of contemporary living space comprising an open-plan reception room with floor to ceiling windows affording plenty of natural light, and access to a private balcony with a direct river view. There is a fully integrated modern kitchen with high end appliances, the main bedroom benefits from walk-in wardrobes and en-suite bathroom, there is a further double bedroom and an additional family bathroom. Further benefits include air conditioning/heating system, extra storage cupboard in the hallway and brand new wooden flooring throughout.

Located on the north bank of the River Thames in SW6 adjacent to Chelsea Harbour, Imperial Wharf is a luxury riverside complex by developers St George with on-site amenities including 24-hour concierge, a residents' gym, Tesco, landscaped gardens and a range of cafes and restaurants. A real local community and all the amenities you could wish for, all set within walking distance of the fabulous King's Road, which provides a various choice of cuisines, cafes, bars and boutiques.

The Imperial Wharf rail station is 0.1 miles away and provides quick links to Clapham Junction, Shepherd's Bush (for the Central line and Westfield shopping centre) and Fulham Broadway (District line).







## Property Features:

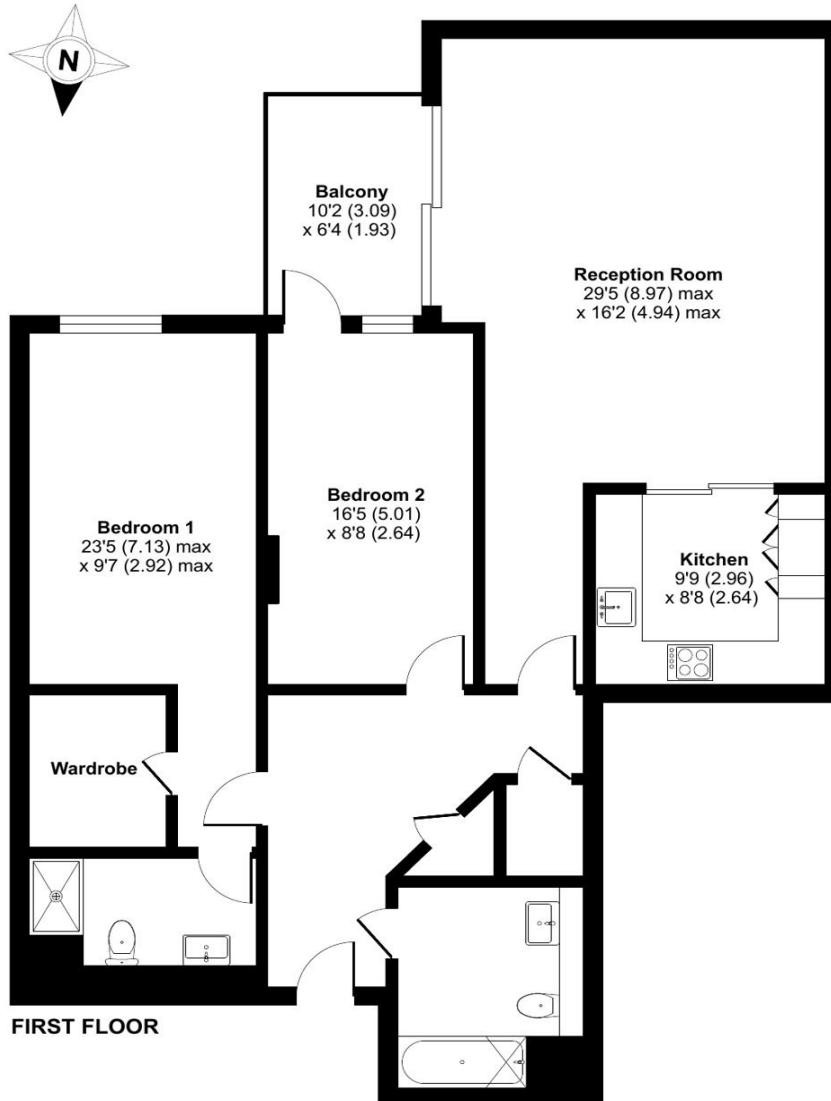
- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 977 Square Feet (Approx.)
- Private Balcony with River View
- 24h Concierge. Residents Gym
- Imperial Wharf (0.1 miles)



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## Fountain House The Boulevard, London, SW6

Approximate Area = 1113 sq ft / 103.4 sq m  
For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	84
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£990,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 974 Years Remaining
Ground Rent:	£275.00 (per annum) <b>Review Period:</b> 25 years <b>Next Review:</b> December 2024 <b>Increase:</b> Double
Service Charge:	£10,500.00 (per annum) for the year 2024
Anticipated Rent:	£3,000.00 pcm Approx. 3.6 % Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240051

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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