



# Waterside Tower, The Boulevard, Imperial Wharf, SW6

Asking Price: £725,000

Benham  
& Reeves

# Waterside Tower, The Boulevard, Imperial Wharf, SW6

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

This riverside apartment is part of the award winning Imperial Wharf development by St George. It features a reception room with a dining area and large windows opening to a private balcony with breathtaking river views. The kitchen is separate and equipped with custom appliances and granite worktops. The apartment has two double bedrooms with ample storage and access to the balcony, an en-suite shower room to the main bedroom and an additional family bathroom.

This apartment also comes with a Right To Park.

Situated on the north bank of the River Thames in SW6 near Chelsea Harbour, Imperial Wharf offers luxury living with on-site amenities like a 24 hour concierge, residents' gym, Tesco, landscaped gardens, cafes and restaurants. It creates a vibrant local community and provides easy access to the wonderful King's Road, offering diverse dining, bars and boutiques within walking distance.

The Imperial Wharf rail station, just 0.1 miles away, provides swift connections to Clapham Junction, Shepherds Bush (Central line and Westfield shopping centre), and Fulham Broadway (District line).



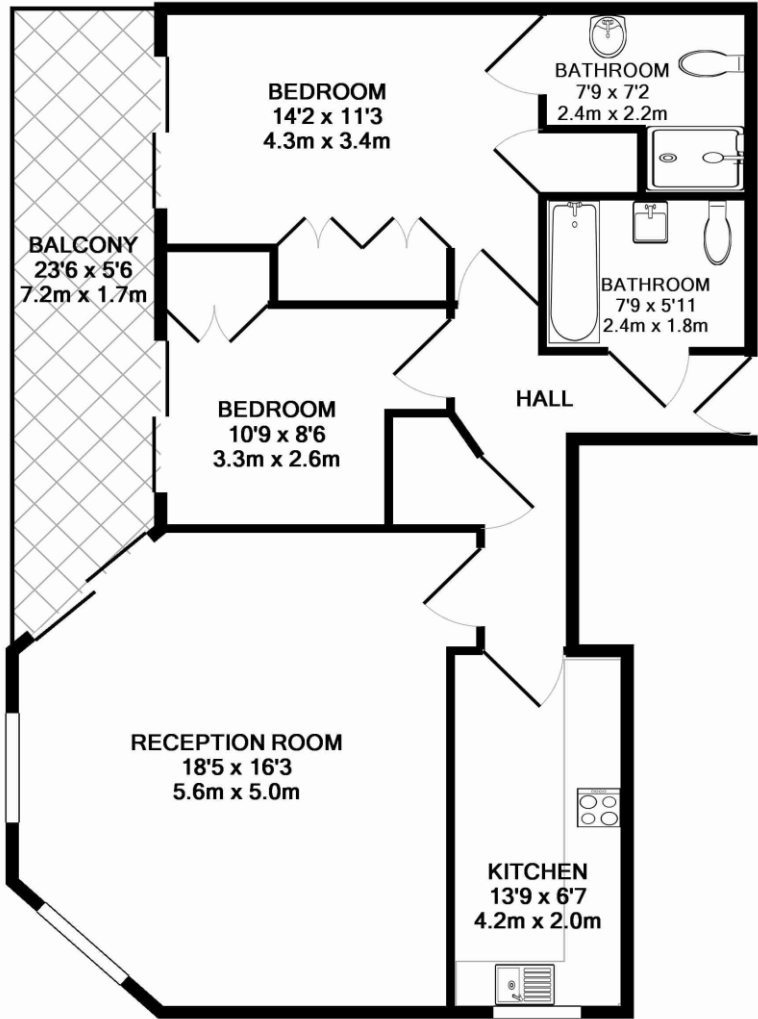
# Waterside Tower, The Boulevard, Imperial Wharf, SW6



## Property Features:

- Right To Park
- 2 Bedrooms
- 2 Bathrooms
- 797 Square Feet (Approx.)
- Seventh Floor
- Balcony with River Views
- Communal Gardens
- Riverside Apartment
- 24 Hour Concierge Service
- Residents' Gym
- Imperial Wharf Station and Overground (0.1 miles)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</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	

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Terms & Conditions:

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

Asking Price:	£725,000
Tenure:	Leasehold Expires 15/12/2998 Approximately 973 Years Remaining
Ground Rent:	£500 (per annum) For the year 2025
Service Charge:	£8899 (per annum) For the year 2025 including parking service charge
Anticipated Rent:	£3,250 pcm Approx. 5.4 % Yield

## Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

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